

Aldreds
Estate Agents



83 Hamilton Road
Great Yarmouth NR30 4LX
£265,000



83 Hamilton Road

Aldreds are pleased to offer this deceptively spacious semi detached family house on a generous corner plot in this popular location to the north of the town centre. The property offers a flexible living space that would suit a growing family with accommodation comprising of an entrance porch, reception hall, lounge, dining room, kitchen/breakfast room, utility room, ground floor bathroom, bedroom 4/sitting room, first floor with spacious landing serving three double bedrooms and an en-suite shower room. Outside there are low maintenance corner plot gardens with vehicular access leading to a large double garage. The property also benefits from double glazed windows and gas central heating.

Entrance Porch

Part double glazed pvc entrance door, storage space, double glazed windows, gas meter, part glazed wood panelled internal door to:

Reception Hall

Staircase to first floor with under stairs storage cupboard, radiator, wood effect laminate flooring, door to:

Lounge

13'10" x 11'8" (4.23 x 3.58)

Including the chimney breast with fireplace recess, two radiators, wood effect laminate flooring, tv point, double aspect double glazed windows to side and bay window to front aspect.

Dining Room

14'7" x 11'0" (4.47 x 3.37)

Including the chimney breast with fireplace and fire surround plus double glazed bay window to side aspect, wood effect laminate flooring, radiator, wall mount tv point, door to:

Kitchen/Breakfast Room

16'7" x 9'6" (5.07 x 2.91)

Extensively fitted with white gloss finish wall and matching base units with black granite effect worktops over and matching upstand splashbacks, low level LED lighting, single drainer one and a half bowl stainless steel sink unit with mixer taps, space and plumbing for a dishwasher, built in electric oven with four ring ceramic hob and extractor hood over, tile effect vinyl flooring, space for an American style fridge/freezer, double glazed window to side aspect, two sets of double glazed French doors to side and rear, radiator, door to:

Utility Room

9'6" x 4'10" (2.92 x 1.49)

With built in linen cupboard, single drainer stainless steel sink unit, space and plumbing for a washing machine, Velux double glazed sky light, door to:

Family Bathroom

White suite comprising panelled bath with shower mixer attachment, vanity unit with inset wash basin, low level wc, shower cubicle with electric shower fitting, radiator, frosted double glazed window to rear aspect.

Bedroom 4/Sitting Room

11'0" x 9'0" (3.37 x 2.75)

Plus built in storage cupboard, wood effect laminate flooring, radiator, tv point, double glazed window on to utility room.

First Floor Landing

11'10" x 7'4" (3.63 x 2.25)

Spacious landing with room to create a study area, wall mounted gas boiler, radiator, double glazed window to front aspect, access to the loft space, radiator, doors leading off to:





Bedroom 1

11'9" x 11'0" (3.59 x 3.36)

Plus double glazed bay window to front aspect, wall mount tv point, radiator, door to:

En-Suite Shower Room

6'9" x 5'5" (2.06 x 1.66)

Corner shower cubicle, vanity unit with inset wash basin, low level wc, extractor fan, frosted double glazed window to side aspect, radiator, part tiled flooring.

Bedroom 2

11'9" x 10'2" (3.60 x 3.10)

Including the chimney breast and adjacent built in wardrobe cupboards, radiator. double glazed window to side aspect.

Bedroom 3

14'8" x 9'0" (4.49 x 2.76)

Double glazed window to rear aspect, radiator, tv point.

Outside

The property sits on a generous corner plot which is well screened on all boundaries. To the front is a small garden area which extends on to the side garden which is concreted and low maintenance and opens out on to the rear of the property where there is a gated vehicular access providing parking and access to the detached double garage with twin up and over doors, power and lighting.

Tenure

Freehold

Services

Mains water, electric, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'D'

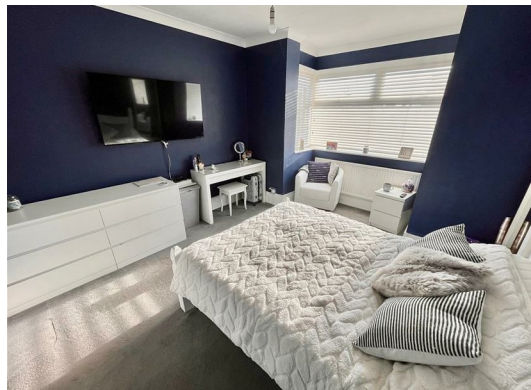
Location

Great Yarmouth is the largest resort on the East Norfolk coast with its Historic Market Place and varied selection of shops. The town has a busy port and the rivers Yare and Bure give access to the Norfolk Broads. There are Museums * Race Course * Greyhound Stadium * Schools for all ages * District Hospital approximately 5 miles south. Bus and rail services connect with Norwich.

Directions

From the Yarmouth office head north along North Quay, continue over the roundabout, continue into Lawn Avenue, continue over the traffic lights into Caister Road, turn right into Hamilton Road and continue the full length of the road where the property can be found on the left hand side corner.

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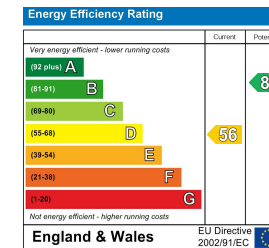
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

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