

Aldreds
Estate Agents



24 Blake Road
Great Yarmouth NR30 4LT
£365,000



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Aldreds are pleased to offer this stunning semi detached house which is situated in a much sought after location close to the sea front. The property has been extended to provide a modern flowing living space with tasteful presentation throughout comprising of an entrance porch leading to the reception hall which serves a spacious living room, separate dining room, fantastic luxury kitchen/breakfast/sitting room and a cloakroom. On the first floor a central landing leads to three large double bedrooms, huge luxury bathroom and an attic/hobbies room. Outside a double width driveway allows ample parking and a secluded rear garden with summerhouse providing a superb quiet entertaining space. The property also benefits from solar panels providing a generous income and electricity, double glazed windows and gas central heating. An early viewing is strongly recommended.

Entrance Porch

Part double glazed composite entrance door, glazed internal door to:

Reception Hall

Stairs to first floor with under stairs cupboard, wood effect Kardean flooring, radiator, doors leading off to:

Living Room

28'0" x 11'4" narrowing to 7'9" (8.55 x 3.47 narrowing to 2.38)

A superb split level living room with double glazed window to front aspect, feature fireplace with living flame gas fire, two radiators, tv point, sliding double glazed doors to:

Kitchen/Breakfast/Sitting Room

Sitting Room Area

12'8" x 10'3" (3.87 x 3.14)

Double glazed bi fold doors on to the garden, attractive grey Kardean flooring with under floor heating, wall mount tv point, two Velux double glazed skylights, modern vertical radiator, recessed spot lights, breakfast bar seating area in to:

Kitchen Area

19'8" x 8'11" (6.01 x 2.74)

Extensively fitted with a quality Wren kitchen with white gloss handle less wall and matching base units with black granite effect modern worktops and matching upstands over, under surface lighting, black cast sink with mixer taps, integrated wine fridge, dishwasher, washing machine/tumble dryer, full height fridge and separate freezer, two Neff built in electric ovens, five ring gas hob with plasma style extractor over, vertical radiator, double aspect double glazed windows, attractive grey Kardean flooring with under floor heating.

Dining Room

12'0" x 11'10" (3.67 x 3.63)

Plus curved double glazed bay window to front aspect, radiator, fireplace with a coal effect living flame gas fire, radiator,.

Cloakroom

Low level wc, corner basin, frosted double glazed windows to side and rear aspects, radiator, oak effect Kardean flooring.

First Floor Spacious Landing

Frosted double glazed window to side aspect, built in airing cupboard housing the gas boiler, access to the attic room with drop down ladder, doors leading off to:

Bedroom 1

12'0" x 11'10" (3.67 x 3.63)

Plus curved double glazed bay window to front aspect and including fitted bedroom furniture with wardrobes and bedside cabinets, radiator, tv point.

Bedroom 2

14'4" maximum reducing to 8'9" x 11'5" (4.39 maximum reducing to 2.67 x 3.48)

Spacious guest bedroom with double glazed window to front aspect, radiator, wall mount tv point.

Bedroom 3

11'4" x 10'0" (3.46 x 3.07)

Double glazed window to rear aspect providing sea glimpses, radiator, vanity unit with inset wash basin, fitted wardrobe.





Bathroom

16'4" x 8'10" (5.00 x 2.70)

A huge luxury bathroom which is part divided with a large walk in aqua boarded shower cubicle with electric shower fitting, vertical radiator, two further radiators, feature stand alone oval bath, vanity unit with inset wash basin, low level wc, waterproof floor membrane, double aspect frosted double glazed windows.

Separate WC

Low level wc, radiator, frosted double glazed window to side aspect.

Attic/Hobbies Room

19'1" x 11'10" main floor area (5.83 x 3.63 main floor area)

Two Velux double glazed skylights (rear ones providing sea views), wall mount tv point, eaves storage cupboards, power and lighting.

Outside

To the front of the property is a double width concrete driveway providing ample parking with adjacent low maintenance planted garden area. A side gate provides access to the entrance and beyond in to the rear garden. The rear garden has been designed for low maintenance and to provide a tranquil entertaining space with an immediate area of paving/concrete patio flanked by a lawn and an abundance of specimen planting. A delightful summerhouse mid way in the garden provides a quiet space to enjoy the garden. In the bottom corner of the garden is a further secret garden with a timber decked seating area. Outside lighting and outside tap.

Tenure

Freehold

Services

Mains water, electric, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'D'

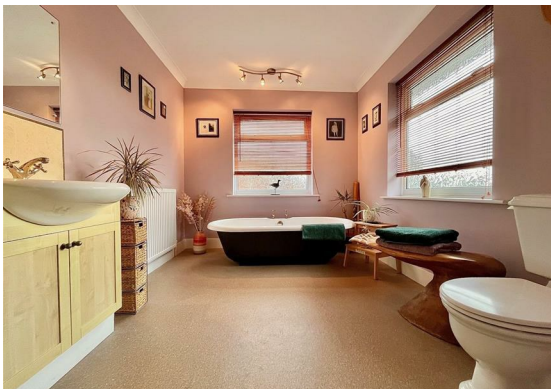
Location

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 * Heliport * Beach * Schools for all ages * District Hospital approximately 5 miles south. Bus and rail services connect with Norwich.

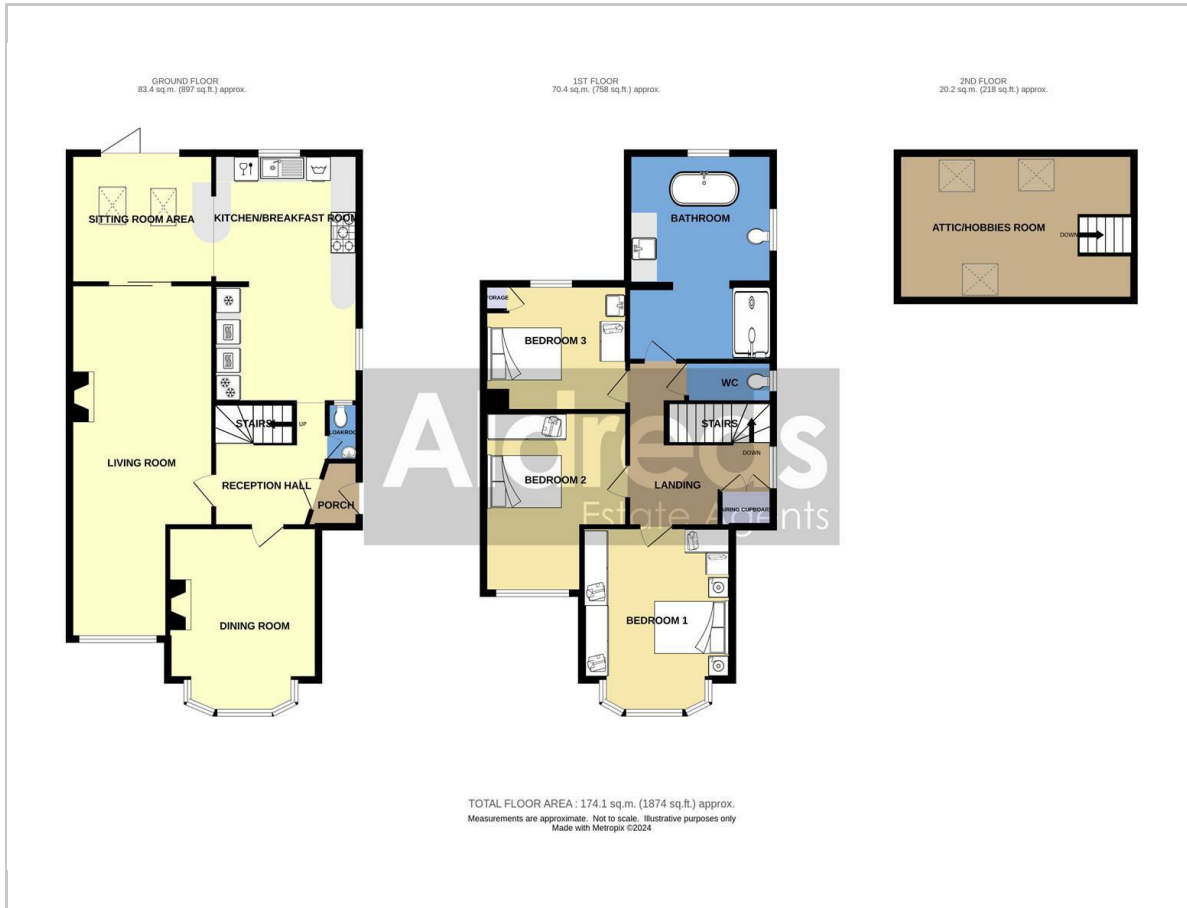
Directions

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 Barnard Crescent, turn left into Barnard Avenue, continue over the Barnard Bridge, turn right and immediately right and continue to the bottom into Blake Road where the property can be found three quarters of the way down on the left hand side.

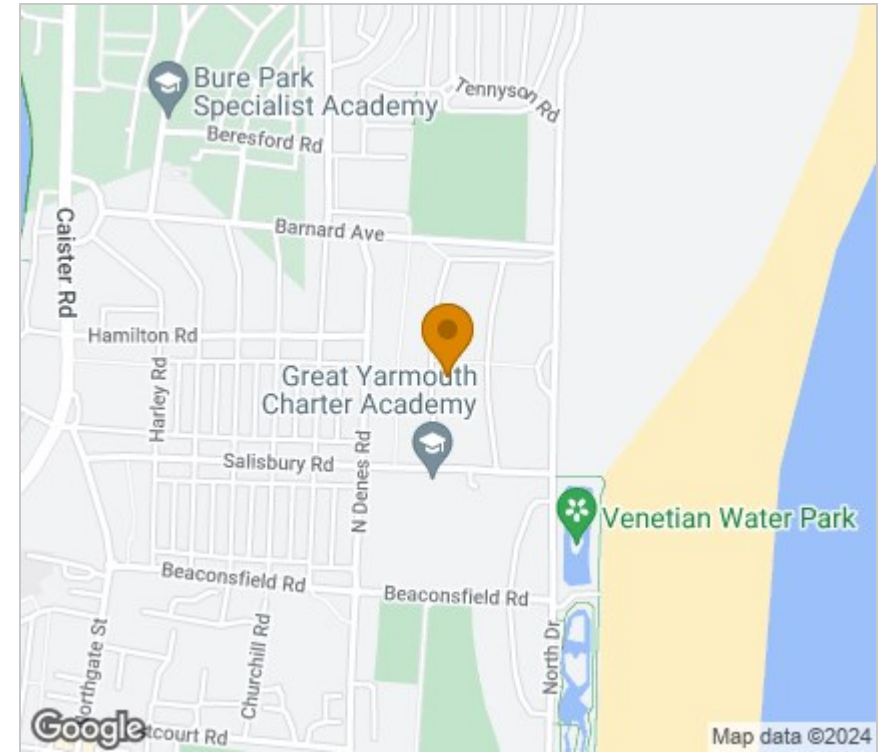
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Floor Plan



Area Map



Viewing

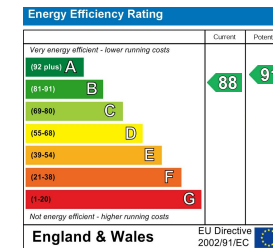
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ
Tel: 01493 844891 Email: yarmouth@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA