



Aldreds
Estate Agents

63 Palgrave Road
Great Yarmouth NR30 1QD

£210,000



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Aldreds are pleased to offer this stunning, professionally modernised mid terraced house which has been finished to a high specification throughout with superb modern living space comprising of an open entrance hall leading into the lounge area through to the dining room with an open plan aspect into the quality kitchen/breakfast room, utility area, ground floor four piece luxury bathroom. On the first floor a landing serves three double bedrooms, cloakroom and attic hobbies room. Outside there is a forecourt and westerly facing courtyard garden with decked seating area. The property also benefits from double glazed windows, gas central heating, re-wiring, re-plastering/decoration throughout and new floor coverings. Viewing highly recommended to appreciate the quality of finish on offer.

Open Plan Entrance Hall

Part double glazed pvc entrance door, wood effect laminate flooring, radiator, recessed spot lights, wall mounted digital thermostat, deep under stairs storage cupboard, open plan access to:

Lounge

12'3" x 9'5" (3.73 x 2.87)

Including the chimney breast with concealed wall mount tv aerial point and media shelf below, decorative coved ceiling, recessed spot lights, radiator, wood effect laminate flooring, double glazed window to front aspect with fitted blinds.

Dining Room

12'10" x 11'3" (3.91 x 3.43 (3.90 x 3.42))

Including the chimney breast with timber decorative mantle, wood effect laminate flooring, tv point, recessed spot lights, double glazed window to rear aspect, stairs to first floor, open access to:

Kitchen/Breakfast Room

14'9" x 7'7" (4.50 x 2.31 (4.49 x 2.32))

Stunning quality kitchen with deep blue wall and matching base units with white stone resin worktops over, single drainer one and a half bowl black cast sink with mixer taps, brick lined and tiled feature oven housing with electric oven and four ring ceramic hob and extractor over, deep breakfast bar seating area with under surface storage and pop up sockets with USB ports, matching upstands, feature pelmet lighting with recessed spotlights and LED lights, double glazed window to side aspect with fitted blinds, tv point, wood effect laminate flooring, part double glazed pvc rear entrance door, door to bathroom and open access to:

Utility Area

4'7" x 2'11" (1.40 x 0.89)

Fitted work surface with space and plumbing below for a washing machine, wall mounted gas combination boiler.

Bathroom

8'11" x 7'1" (2.72 x 2.16 (2.71 x 2.17))

Luxury four piece suite comprising double width tiled shower cubicle with mains fed shower fitting, oval freestanding deep bath with wall mounted mixer tap and hand held shower mixer attachment, grey wood effect vanity unit with inset wash basin, low level wc with concealed cistern, part tiled walls and tiled flooring, recessed spot lights with incorporated extractor, two frosted double glazed windows to rear aspect, black towel rail/radiator.

First Floor Landing

Radiator, recessed spotlights, new fitted carpet, doors leading off to:

Bedroom 1

12'9" x 12'1" (3.89 x 3.68)

Double glazed window to front aspect, radiator, tv point, new fitted carpet, cupboard with drop down ladder providing access to the:





Attic/Hobbies Room

With boarded flooring and Velux skylight. (Could be further adapted to provide an additional bedroom with the provision of a more formal staircase - subject to the usual consents).

Bedroom 2

11'3" x 9'3" (3.43 x 2.82 (3.42 x 2.83))

Including the chimney breast, double glazed window to rear aspect, radiator, tv point, new fitted carpet.

Bedroom 3

9'10" x 7'2" (3.00 x 2.18 (2.99 x 2.19))

Two double glazed windows to side aspect, radiator, tv point, new fitted carpet.

Cloakroom

4'0" x 3'7" (1.22 x 1.09)

New white low level wc, half tiled walls, mirror panel, hand wash basin with mixer tap, grey designer radiator, frosted double glazed window to rear aspect, wood effect vinyl flooring.

Outside

To the front of the property is a walled forecourt with slate chips and tiled decorative pathway leading to the entrance. To the rear is a slate chip side yard with paved stepping stone pathway opening out onto the rear courtyard which has a raised timber decked sun terrace, flower beds and hardstanding area suitable for a shed etc. The rear courtyard is enclosed by brick walling with a timber hand gate leading to a rear service passageway.

Tenure

Freehold

Services

Mains water, electric, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'A'

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, turn right just before the Magistrates Court into Rampart Road, turn left into Palgrave Road where the property can be found on the left hand side.

Ref: Y11973/02/24/CF



Floor Plan



Viewing

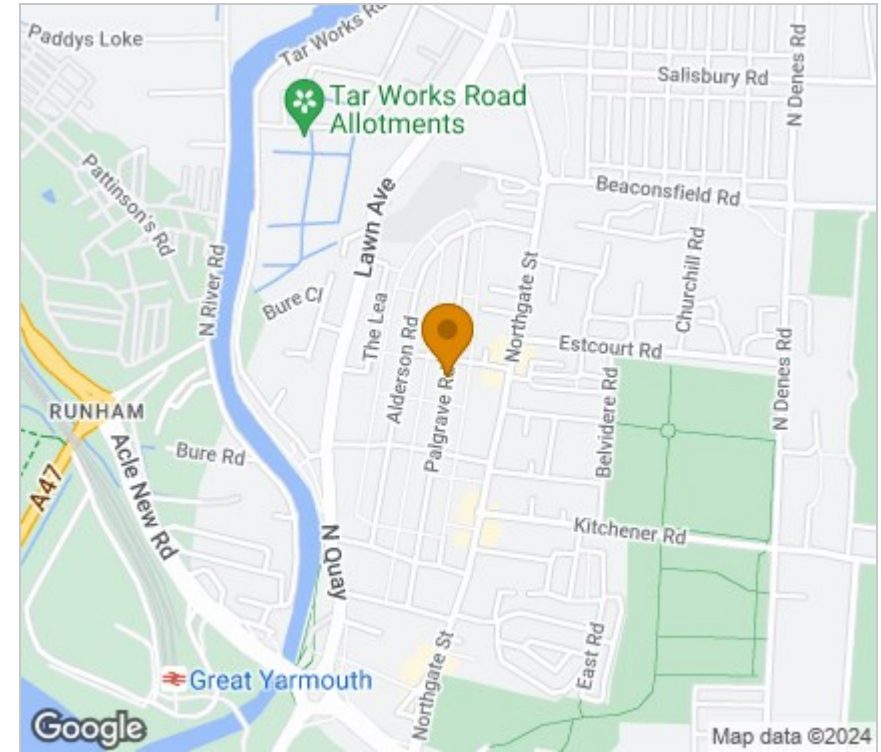
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

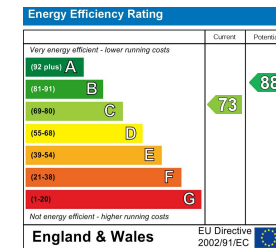
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Area Map



Energy Efficiency Graph



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