

**Aldreds**  
Estate Agents



50 Fremantle Road  
Great Yarmouth NR30 4AT

£295,000



## 50 Fremantle Road

Aldreds are pleased to offer this attractively presented, modern detached bungalow in a sought after location to the north of the town centre with easy access to the sea front. The bungalow would make an ideal retirement home with accommodation comprising of an entrance hall, living room, conservatory, kitchen/breakfast room, two double bedrooms, en-suite shower room and family bathroom. Outside there are generous gardens with a westerly aspect to the rear, long driveway and garage. The property also benefits from double glazed windows, gas central heating and is offered chain free.

### Entrance Hall

Part double glazed pvc entrance door, radiator, double width cloaks cupboard, access to part boarded loft space, fitted carpet, security alarm, doors leading off to:

### Living Room

19'3" x 12'9" (5.89 x 3.89)

Moulded fireplace with inset electric fire, tv point, radiator, fitted carpet, double glazed window to rear and double glazed French doors to:

### Conservatory

10'0" x 8'8" (3.07 x 2.66)

Brick and pvc double glazed construction with pitched poly carbonate roof over, fitted blinds, tiled flooring, electric heater, power and lighting, double glazed French doors to rear.

### Kitchen/Breakfast Room

14'9" x 10'0" (4.52 x 3.05)

Fitted with a range of wood grain finish wall and matching base units with marble effect work tops over, built in electric oven with four ring hob with extractor hood over, integrated fridge and freezer, space and plumbing for a washing machine, single drainer one and a half bowl sink unit with mixer taps, part tiled walls, double glazed window with fitted blinds to front aspect, radiator, tv point, part double glazed pvc door to side entrance, cupboard housing the gas boiler.

### Bedroom 1

11'0" x 10'5" (3.37 x 3.20)

Including fitted wardrobes and bedside cabinets, fitted carpet, tv point, radiator, double glazed window with fitted blinds to rear aspect, door to:

### En-Suite Shower Room

8'6" x 5'8" (2.60 x 1.73)

Tiled full width shower cubicle with electric shower fitting, pedestal wash basin, low level wc, part tiled walls, radiator, extractor fan, frosted double glazed window to side aspect, membrane flooring.





### Bedroom 2

10'0" x 8'8" (3.07 x 2.66)

Double glazed window with fitted blinds to front aspect, fitted carpet, tv point, radiator.

### Family Bathroom

White suite comprising panelled bath, pedestal wash basin, low level wc, mainly tiled walls, radiator, extractor fan, frosted double glazed window to front aspect, membrane flooring.

### Outside

To the front of the property is a lawned garden with flower beds bordering and adjacent block pavior driveway providing car parking and access to the brick and tiled pitched roof garage with up and over door, power and lighting, personal door to side. A gated access leads in to the rear garden which is lawned with established borders, an area of paved patio and enclosed by fencing. To either side of the property are outside power points and cold water tap.

### Tenure

Freehold

### Services

Mains water, electric, gas and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'C'

### 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.

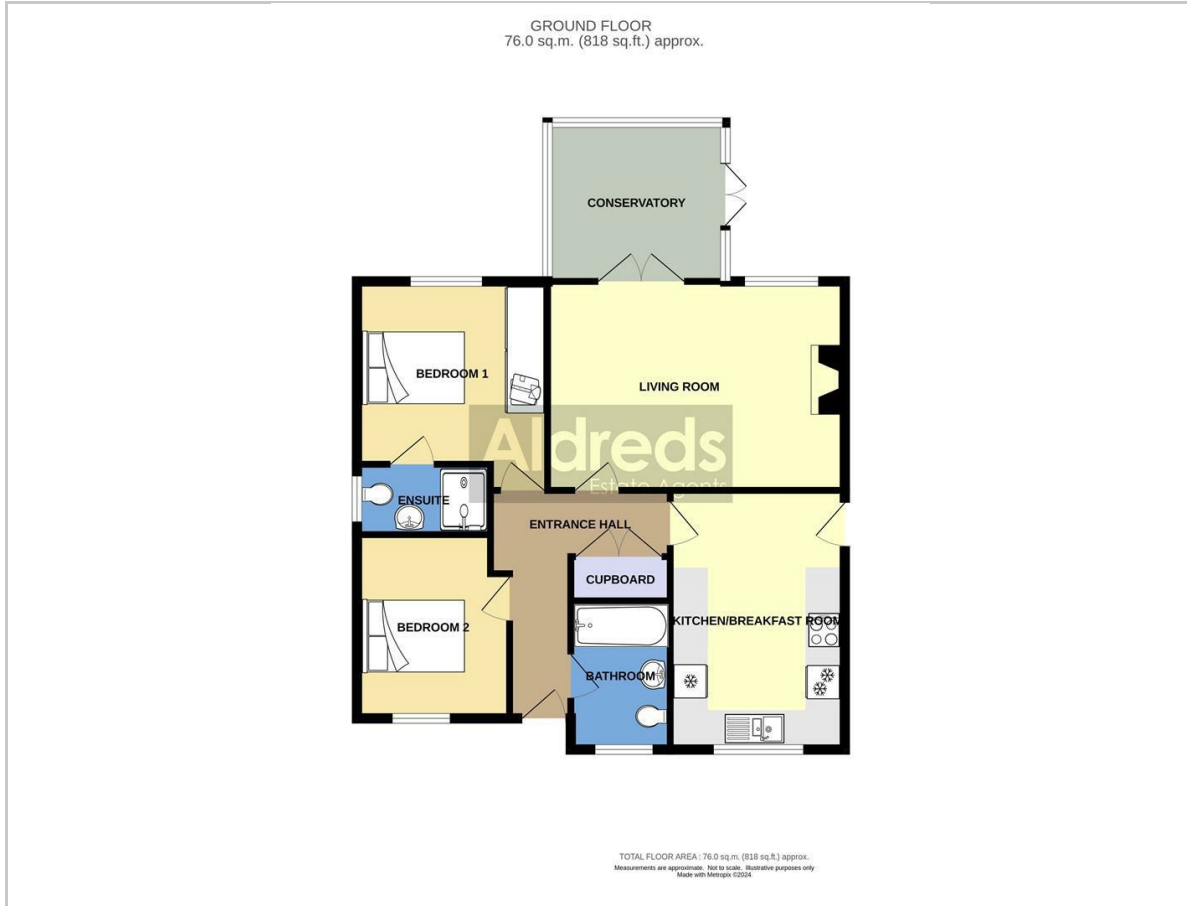
### Directions

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, continue over the pedestrian crossing, at the next set of traffic lights turn right into Jellicoe Road, take the second turning left into Fremantle Road where the property can be found on the left hand side.

Ref: Y12021/03/24/CF



## Floor Plan



## Viewing

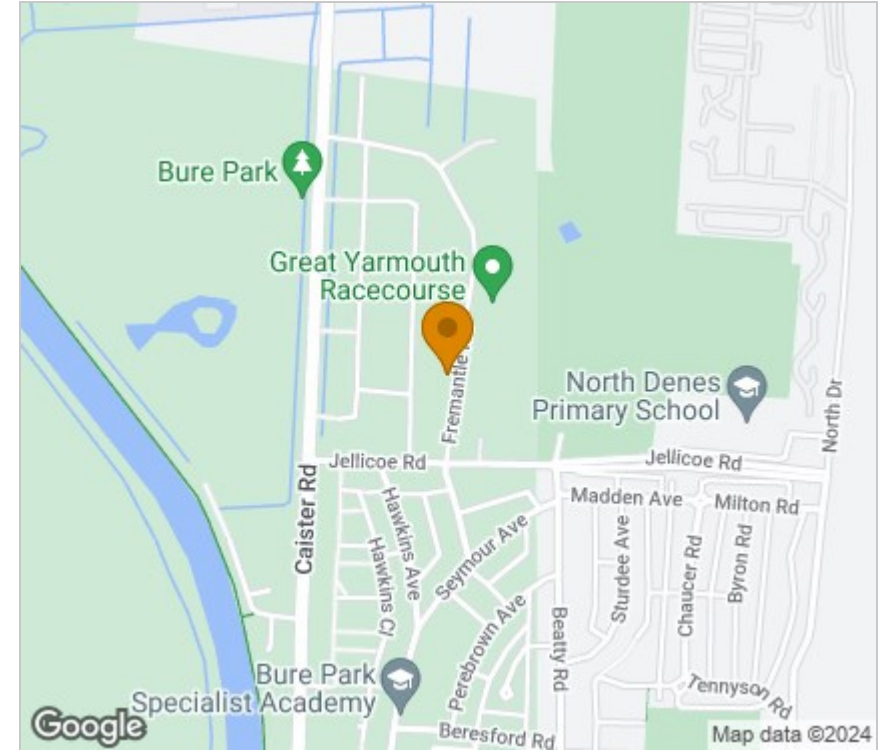
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

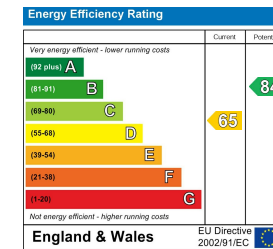
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## Area Map



## Energy Efficiency Graph



17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ  
Tel: 01493 844891 Email: [yarmouth@aldreds.co.uk](mailto: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