

Aldreds
Estate Agents



8 Yallop Avenue

Gorleston, Great Yarmouth, NR31 6HA

Guide Price £525,000



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Offered for sale with no onward chain, this 4 bedroom detached house offers real potential with flexible accommodation including 2 ground floor bedrooms and 2 first floor bedrooms. The property is a short stroll from the beach and perfectly situated for access to the James Paget Hospital and Gorleston Golf Club. The house also benefits from gas central heating and UPVC double glazed windows.

Entrance Porch

8'10" x 4'5" (2.69m x 1.35m)

UPVC entrance door with patterned double glazed panel. Single glazed door and side panel to entrance hall.

Entrance Hall

Radiator. Built-in cloaks/storage cupboard. Under stairs recess. Open tread carpeted staircase to first floor landing.

Cloakroom

Matching WC and pedestal wash basin. Radiator. Fully tiled walls.

Office/Bedroom 4

10'11" x 9'10" (3.33m x 3.00m)

Radiator. Built-in double wardrobe and shelved storage cupboard.

Lounge

20'10" x 15'5" (6.35m x 4.70m)

Radiator. Coal effect living flame gas fire with dark wood surround and marble inset and hearth.

Dining Room

11'7" x 10'10" (3.53m x 3.30m)

Radiator.

Kitchen/Breakfast Room

13'9" x 12'10" (4.19m x 3.91m)

Worktops with a range of cupboards and drawers below and an inset one and a half bowl single drainer sink with mixer tap. Matching wall cupboards with concealed lighting below. Inset four ring electric hob with an extractor above. Built-in fan assisted oven and grill with cupboard above and drawers below. Integrated refrigerator and freezer. Wall mounted convector heater.

Utility Room

12'11" x 5'7" (3.94m x 1.70m)

Stainless steel single drainer sink with cupboard and drawer below. Tiled walls. Fitted wall cupboards. Plumbing for washing machine. Freestanding gas fired boiler. UPVC double glazed door to the rear garden.





Ground Floor Bedroom 1

13'3" max x 16'10" max (4.04m max x 5.13m max)

Radiator. Vanity sink with cupboard below. Fitted mirrors. Built-in double wardrobes.

Landing

Radiator. Built-in airing cupboard with slatted shelves and hot water cylinder. UPVC double glazed sliding patio door to balcony.

Bedroom 2

14'9" max x 13'5" max plus recess (4.50m max x 4.09m max plus recess)

Radiator. Vanity sink with drawers below.

Bedroom 3

13'0" x 9'10" plus recess (3.96m x 3.00m plus recess)

Radiator. Vanity sink with cupboards below.

Bathroom

Fully tiled walls and a matching coloured suite comprising panelled bath with mixer tap and shower attachment, pedestal, wash basin, bidet. Separate tiled shower cubicle with a mixer shower. Radiator. Inset spotlights. Shaver point.

Storage Room

23'6" x 10'9" max (7.16m x 3.28m max)

A useful storage space with sloping ceiling and restricted head height, radiator, three double glazed skylight windows. Access door to remaining loft space.

Outside

18'1" x 15'5" (5.51m x 4.70m)

A wide driveway leads to a double garage 5.51m deep x 4.70m wide (18'1" deep x 17'5" wide) with electric up-and-over door, light and power, cold water tap, single glazed window and door to rear. There is access on both sides of the property to the rear garden which is laid predominantly to lawn with established tree and shrub borders. Corner patio area with a summer house.

Tenure

Leasehold - 999 years from 2nd August 1967

Rent: £65 per annum - to be checked

Council Tax

Great Yarmouth Borough Council - Band F

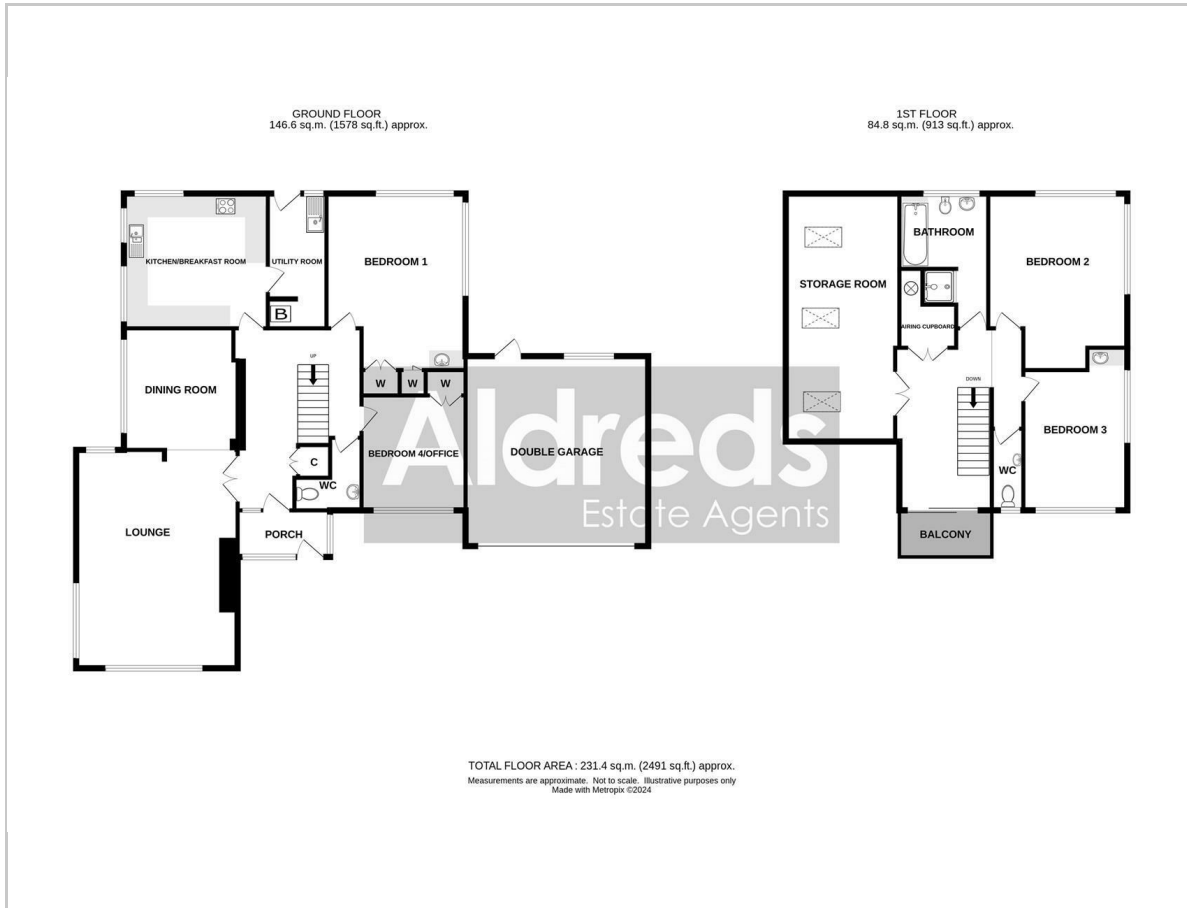
Location

Gorleston on Sea is a coastal town 2 miles from Great Yarmouth centre and has a varied selection of local shops * Golf Course * Modern District hospital * Schools for all ages * Library * Regular bus services to the main shopping areas and a sandy beach.

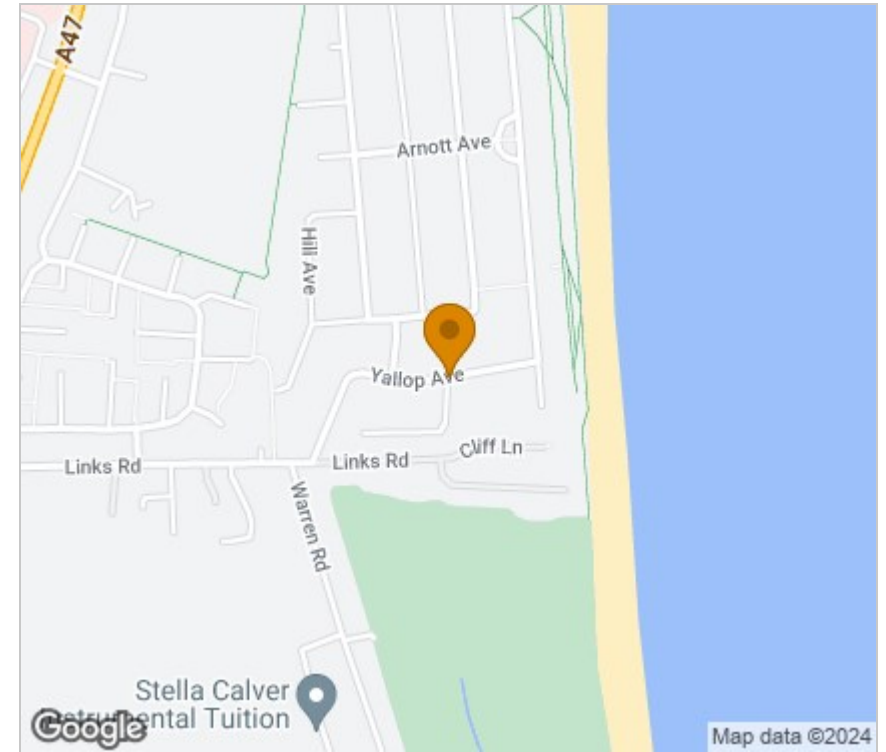
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Floor Plan



Area Map



Viewing

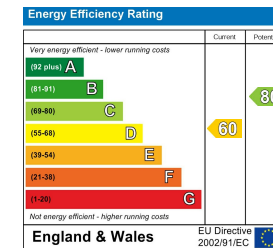
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Energy Efficiency Graph



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