

**Aldreds**  
Estate Agents



19 Horsley Drive

Gorleston, Great Yarmouth, NR31 7RD

£240,000





## 19 Horsley Drive

Gorleston, Great Yarmouth, NR31 7RD

There is no onward chain with this well presented 3 bedroom end terraced house which has 3 parking spaces and ideally located for access to James Paget Hospital and Gorleston beach. The property offers accommodation including entrance hall, cloakroom, lounge/diner, kitchen/breakfast room and a bathroom. In addition, the house benefits from gas central heating, UPVC double glazing and a pleasant enclosed rear garden.

### Entrance Hall

Composite entrance door with two double glazed panels. Laminate floor with mat recess. Radiator. Thermostat control for heating. Staircase to first floor landing.

### Cloakroom

6'3" x 30" (1.91m x 9.14m)

White WC. Pedestal hand wash basin with tiled splashback. Radiator. Laminate floor. UPVC double glazed window to front.

### Kitchen/Breakfast Room

10'7" x 8'5" (3.23m x 2.57m)

Worktops with cupboards and drawers below. One and a half bowl single drainer sink with mixer tap. Tiled splashbacks. Matching wall cupboards. Built-in electric oven and grill. Four burner gas hob with a concealed extractor above. Utility space below worktop with plumbing for washing machine. Further utility space below worktop for refrigerator. Radiator. Laminate floor. UPVC double glazed window to front aspect.

### Lounge/Diner

15'6" max x 14'7" max (4.72m max x 4.45m max)

Two radiators. Built-in under stairs storage cupboard with a double power point. Television point. UPVC double glazed windows either side of UPVC double glazed doors to a paved patio and the rear garden.

### Landing

Radiator. Built-in over stairs airing cupboard with slatted shelves and a Potterton Powermax HE gas fired combination boiler. Loft access hatch.

### Bedroom 1

12'6" x 8'6" (3.81m x 2.59m)

Radiator. Television point. Large built-in wardrobe. UPVC double glazed window to rear aspect.

### Bedroom 2

10'7" x 8'1" + recess (3.23m x 2.46m + recess)

Radiator. UPVC double glazed window to front aspect.







### Bedroom 3 9'1" x 6'8" (2.77m x 2.03m)

Radiator. Telephone point. UPVC double glazed window to rear aspect.

### Bathroom 7'1" x 6'3" (2.16m x 1.91m)

White suite comprising panelled bath with tiled surround, mixer tap with shower attachment and a rainfall fitting above. Pedestal wash basin. WC. Laminate floor. Radiator. Extractor. UPVC double glazed window to front.

### Outside

A brick weave driveway to the front of the property provides parking for two vehicles side-by-side. There is also an allocated parking space in a parking area around the corner from the property. A gate and pathway beside the property leads to the rear garden which is enclosed by fencing and laid to lawn with a small paved patio to the immediate rear of the property.

### Tenure

Freehold.

### Services

Mains water, gas, electricity and drainage are connected.

### Council Tax

Great Yarmouth Borough Council - Band C

### Energy Performance Certificate (EPC)

EPC rating: C (74); potential rating: B (86)

### 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.

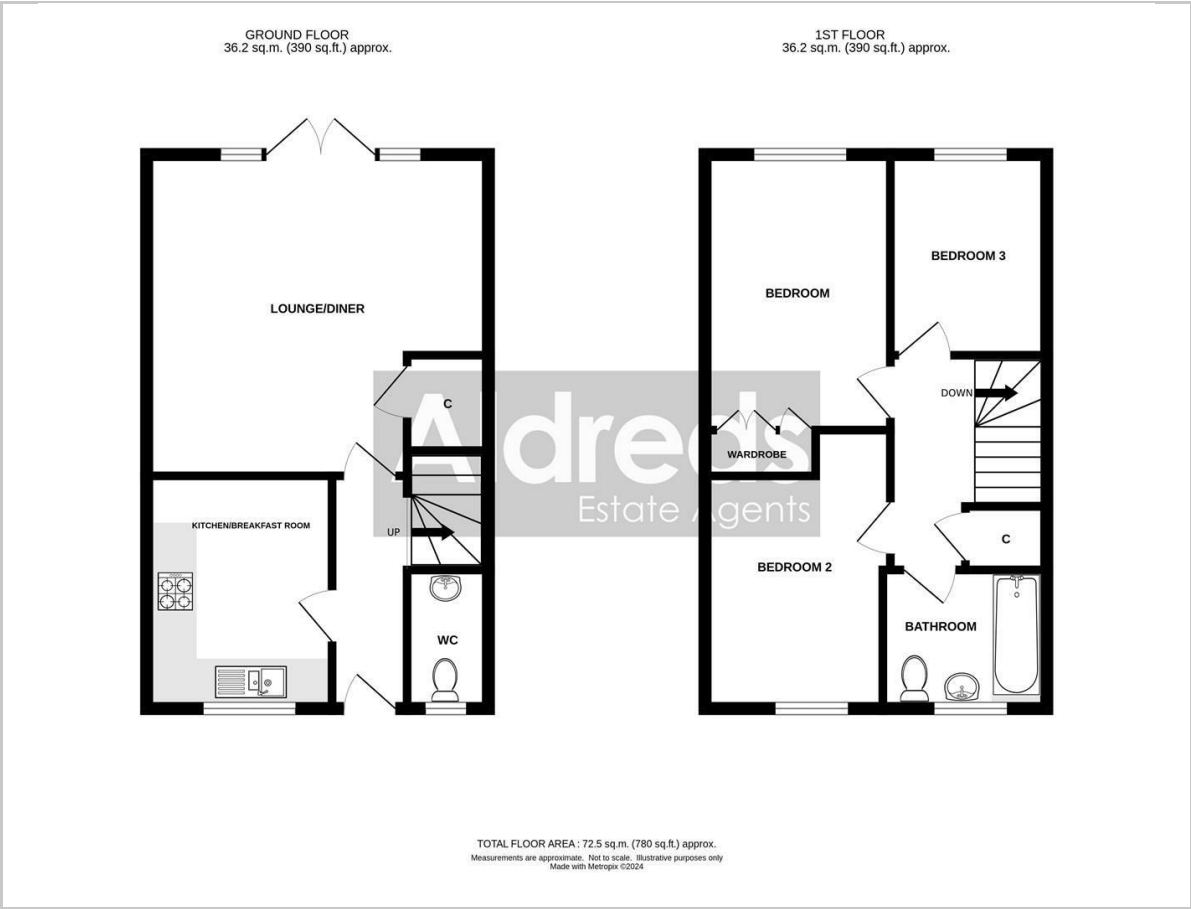
### Directions

From the Gorleston office head south along the High Street. At the traffic lights turn right into Church Lane and at the roundabout turn left into Middleton Road. At the next roundabout turn right into Lowestoft Road, continue over two sets of traffic lights and at the next roundabout turn right into Beaufort Way. Turn right (3rd exit) at the first roundabout into Jenner Road. Then take the first right into Horsley Drive, at the 'T' junction turn left where the property will be found on the left hand side.

Ref: G18035/04/24



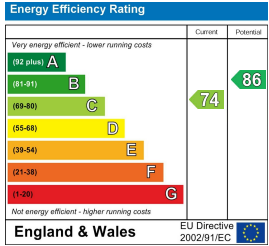
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

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