

Aldreds
Estate Agents



74 Middleton Road

Gorleston, Great Yarmouth, NR31 7AH

Guide Price £260,000 - £270,000



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Gorleston, Great Yarmouth,

** GUIDE PRICE £260,000 - £270,000** A spacious, extended and well positioned bay fronted three bedroom semi detached house sitting on Middleton Road. On the ground floor there is an entrance porch, entrance hall, lounge, dining room, extended kitchen/breakfast room and a cloakroom. On the first floor there are three bedrooms, a bathroom and WC. Gas central heating (boiler installed 2022) and sealed unit double glazing. Driveway. Gardens to front & rear.

Entrance Porch

Door to front.

Entrance Hall

Stairs to landing, under stair cupboard, radiator.

Lounge

11'10" x 11'5" (3.62 x 3.5)

Bay double glazed window to front aspect, radiator.

Dining Room

12'1" x 11'0" (3.7 x 3.37)

Feature fireplace, double glazed window to rear aspect, radiator.

Cloakroom

Hand basin, low level WC, opaque double glazed window to front aspect.

Kitchen/Breakfast Room

19'9" x 10'0" (6.02 x 3.05)

Base & wall units with worktops, double glazed window to side aspect, double glazed window to rear aspect, gas hob, electric oven, sink with drainer, plumbing for washing machine, part tiled walls, wall mounted gas boiler.

Landing

Double glazed window to front aspect, radiator.

Bedroom 1

11'11" x 11'6" (3.64 x 3.51)

Double glazed window to front aspect, radiator.





Bedroom 2

12'2" x 11'0" (3.72 x 3.37)

Double glazed window to rear aspect radiator.

Bedroom 3

10'0" x 8'3" (3.06 x 2.52)

Double glazed window to rear aspect, radiator.

Bathroom

Panel bath, hand basin, opaque double glazed window to side aspect, radiator.

WC

Low level WC, opaque double glazed window to side aspect.

Outside

To the front there is a brickweave driveway and a lawned garden. To the rear there is a decked patio and astroturf garden.

Tenure

Freehold.

Services

Mains water, electricity, gas, drainage.

Council Tax

Band C

EPC

D rating - 66

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.

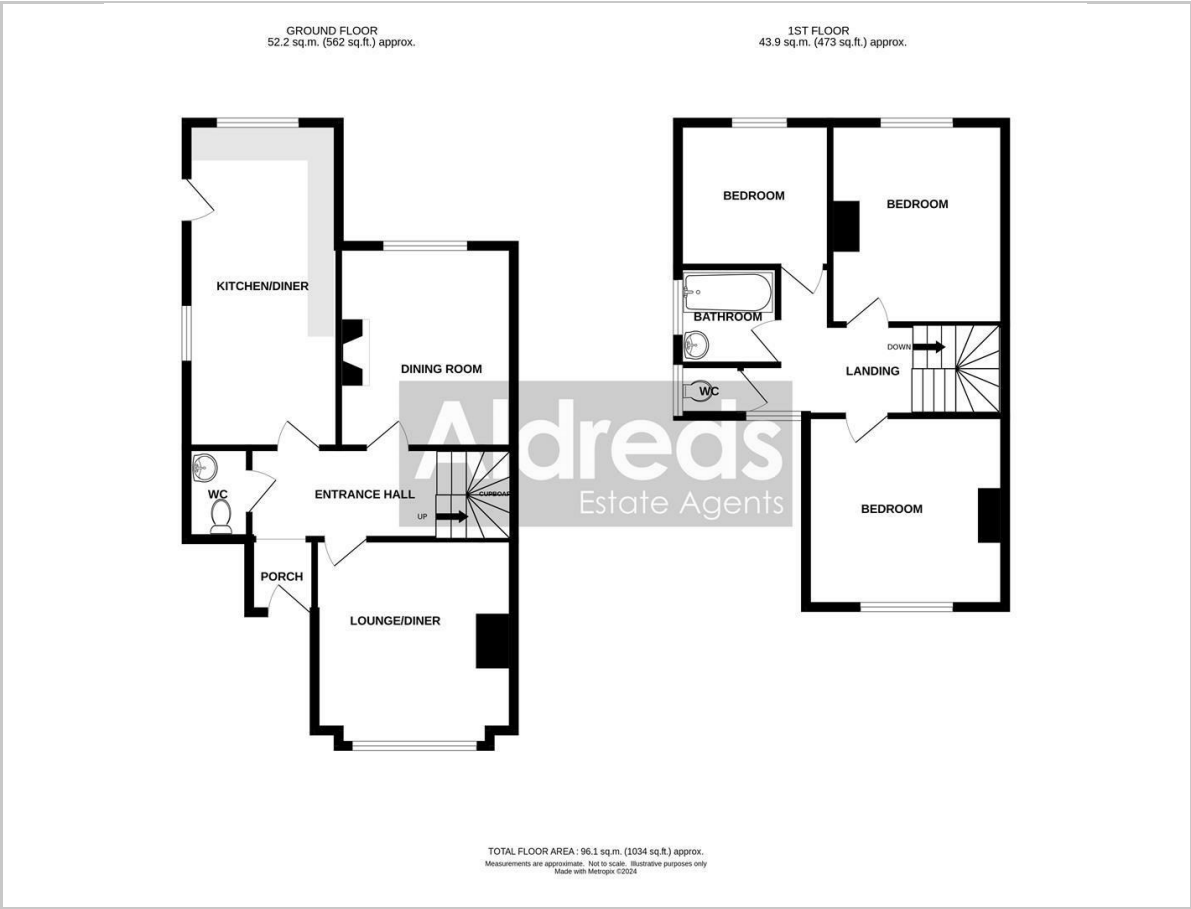
Direction

From the Gorleston office head south along the High Street, at the traffic lights turn right, at the roundabout turn left in to Middleton Road where the property is on the right.

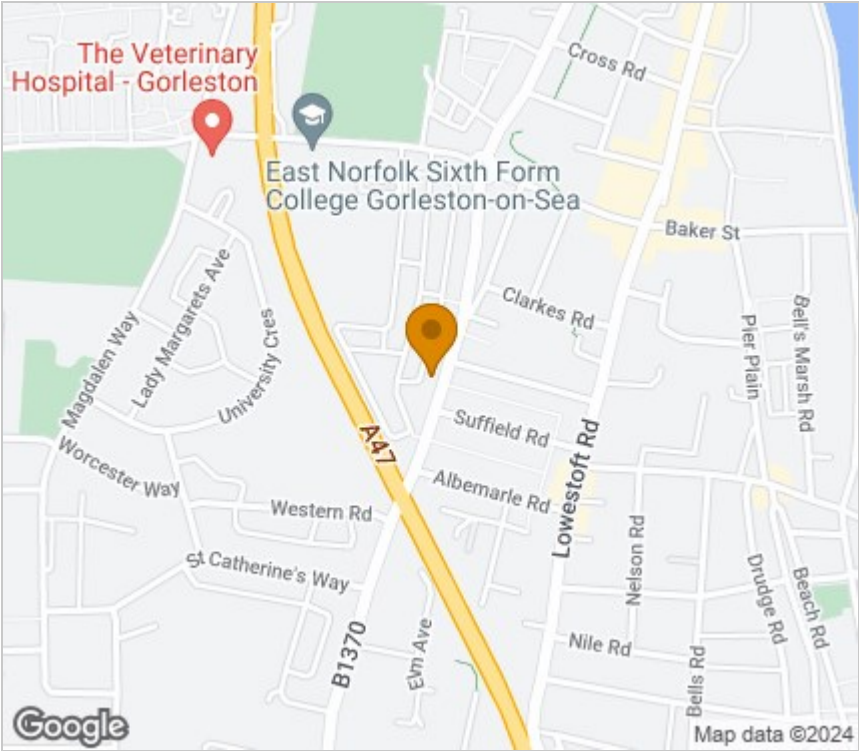
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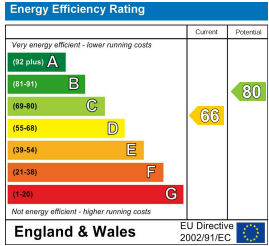
Floor Plan



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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