

Aldreds
Estate Agents



163 Brasenose Avenue, Gorleston NR31 7ED

Guide £330,000 - £340,000





163 Brasenose Avenue

Gorleston NR31 7ED

- Extended
- 30'10" Long Garage
- Luxurious Shower Room
- Impressive Bathroom with Separate Shower
- Large Log Cabin
- Spacious Open Plan Living Space
- Ground Floor Bedroom
- 2 First Floor Bedrooms
- Close to Hospital

**** GUIDE £330,000 - £340,000**** This extended detached family home is presented in exceptional condition with an impressive open-plan living space for relaxing, dining and entertaining. With 3 bedrooms (2 up, 1 down), a stunning ground floor shower room and equally impressive first floor bathroom, the property offers a flexible living arrangement. There is potential to convert the first floor dressing room into a 4th bedroom with the installation of skylight windows (subject to any necessary consent). In addition, the house has gas central heating, UPVC double glazed windows, long tandem garage, fully insulated log cabin and a hot tub.



Entrance Hall 15'8" x 6'3" (4.78m x 1.91m)

Composite entrance door with UPVC double glazed windows either side. Built-in storage cupboard. Radiator. Under stairs recess. Staircase with LED lighting and stainless steel balustrade to first floor landing.

Shower Room 9'5" x 5'5" (2.87m x 1.65m)

Fully tiled walls and a large walk-in shower cubicle with sliding door, digital mixer shower and rainfall fitting above. White wash basin with mixer tap and cupboards below. WC with concealed cistern. Tiled floor. Towel radiator. Inset ceiling spotlights. Extractor. UPVC double glazed window to side.

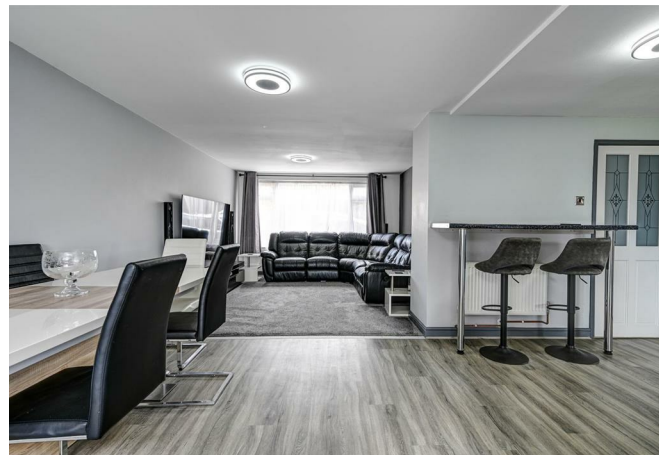
Bedroom 3/Study 9'8" x 9'0" max, 8'3" min (2.95m x 2.74m max, 2.51m min)

Radiator. UPVC double glazed window to front aspect.

Kitchen 16'10" x 9'4" max, 8'3" min (5.13m x 2.84m max, 2.51m min)

Worktops with a range of cupboards and drawers below. One and a half bowl single drainer sink with mixer tap. Matching wall cupboards. Tall unit with a built-in fan assisted oven and grill and microwave oven. Four ring electric hob with an extractor above. Space for an American style fridge/freezer. Integrated dishwasher. Utility space below worktop with plumbing for washing machine. Tiled floor. Designer radiator. Extractor. Inset ceiling spotlights. UPVC double glazed window to rear aspect. UPVC door with double glazed panel to side.

Open Plan Lounge/Dining/Family Room





Lounge Area 12'8" x 11'9" (3.86m x 3.58m)

Fitted carpet. Radiator. UPVC doubled glazed window to front aspect.

Dining Area 18'7" x 8'3" (5.66m x 2.51m)

There is space for a large dining table and a breakfast bar with radiator below.

Family Room 17'8" x 13'7" (5.38m x 4.14m)

The family area has radiator, double glazed atrium roof, inset ceiling spotlights and UPVC double glazed windows and sliding patio doors to the rear garden.

First Floor

Landing

Loft access hatch. Inset ceiling spotlights.

Bedroom 1 12'10" x 9'11" (3.91m x 3.02m)

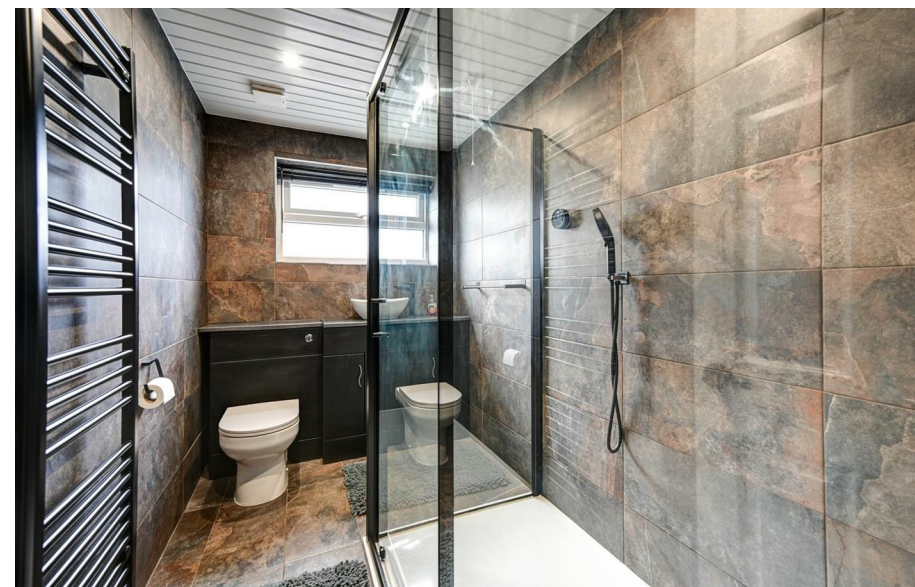
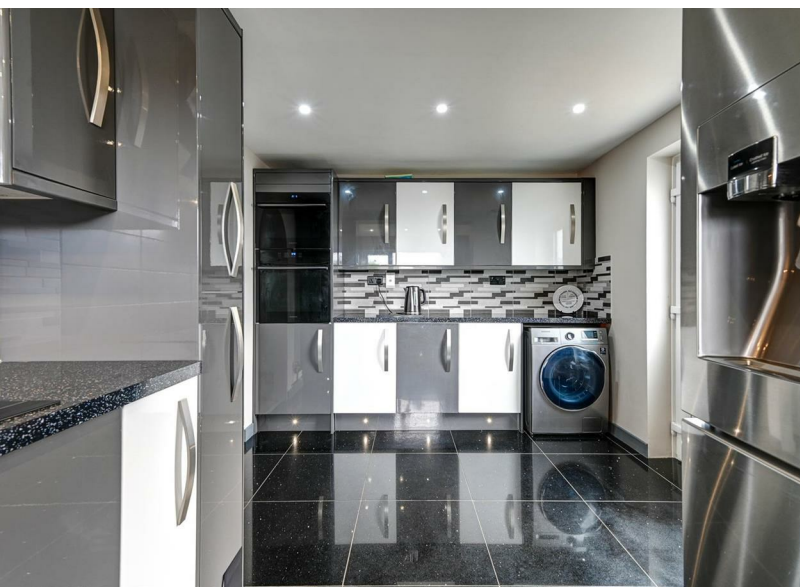
Radiator. Inset ceiling spotlights. UPVC double glazed window to front aspect.

Bedroom 2 10'9" x 9'11" (3.28m x 3.02m)

Radiator. Inset ceiling spotlights. UPVC double glazed window to rear aspect.

Dressing Room 12'0" x 6'4" plus recesses (3.66m x 1.93m plus recesses)

Large built-in shelved storage cupboards. Wall mounted gas fired combination boiler. There is potential to install two skylight windows and make this room into a proper bedroom.



Bathroom 12'8" x 5'6" (3.86m x 1.68m)

White corner whirlpool bath. Wash basin with mixer tap and cupboard below. WC. Part tiled walls and a tiled corner shower cubicle with shower tower panel. Wood effect flooring. Chrome towel radiator. Inset ceiling spotlights and speakers. Television. Two UPVC double glazed windows to rear aspect.

Outside

The front garden provides additional parking/turning space and a driveway leads to the side of the property to a garage 9.40m x 2.54m (30'10" x 8'4") with electric remote controlled roller shutter door, light and power, UPVC double glazed window and a UPVC door to the rear garden. The rear garden is enclosed by fencing and laid to lawn. Included in the sale is a fully insulated timber log cabin 5.26m x 3.38m (17'3" x 11'1") with power supply laid on, inset ceiling spotlights and double glazed windows and doors.

Tenure

Freehold.

Services

Mains water, gas, electricity and drainage.

Council Tax

Great Yarmouth Borough Council - Band D

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.

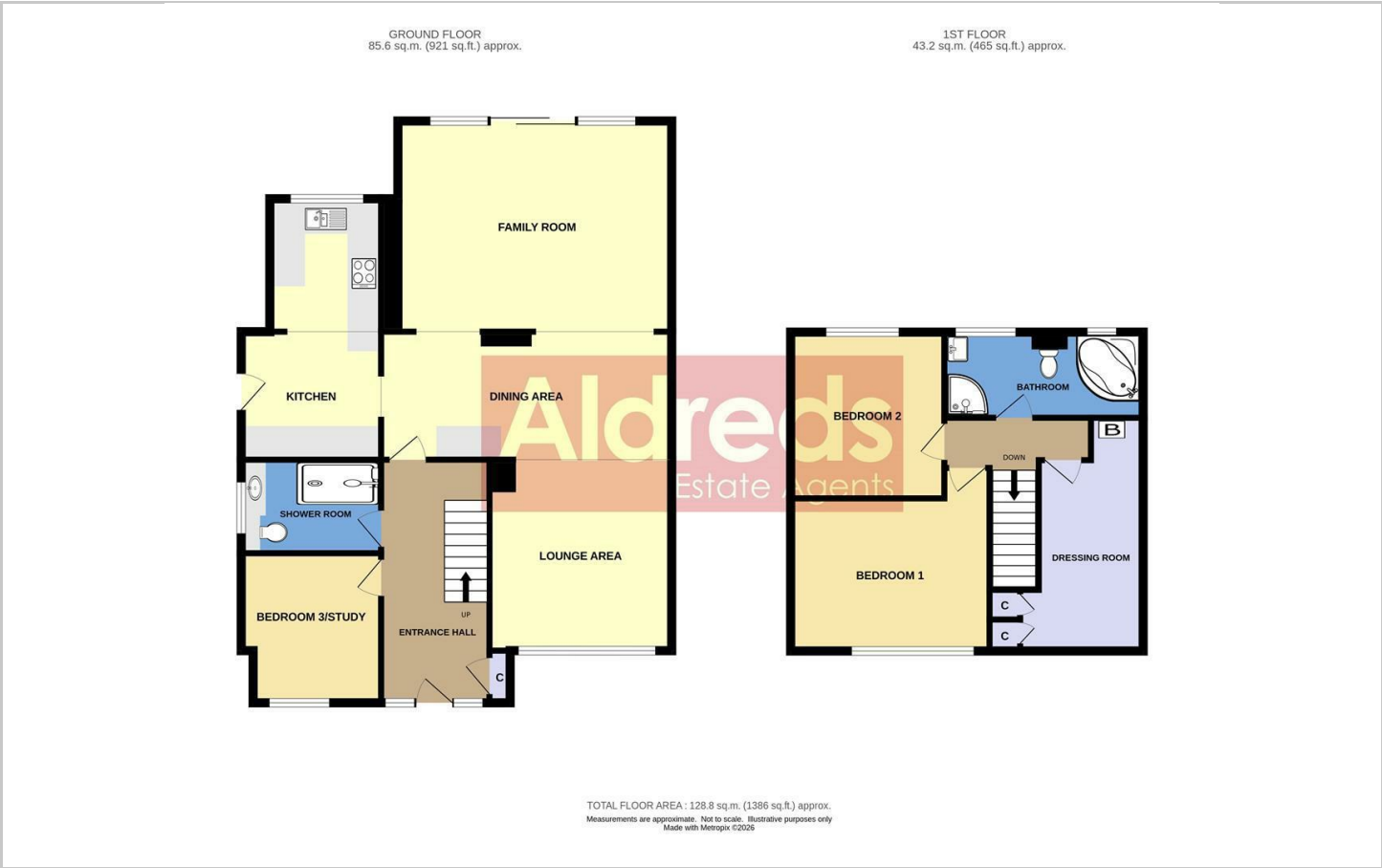
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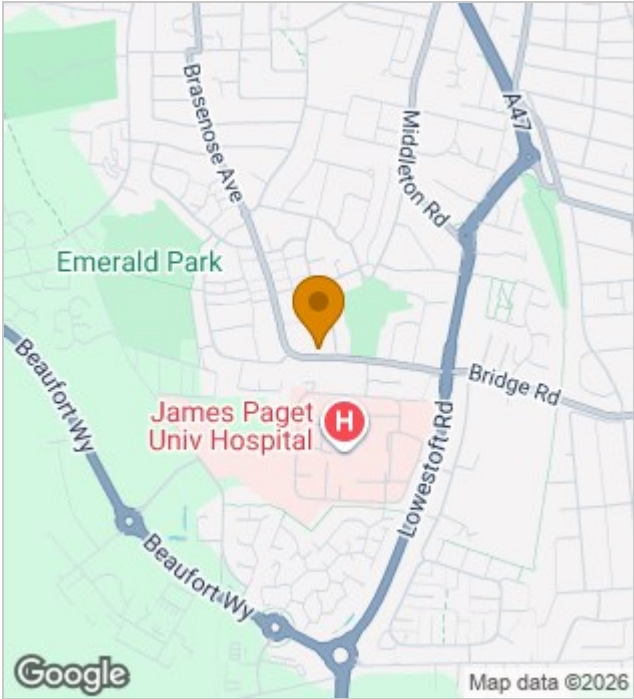
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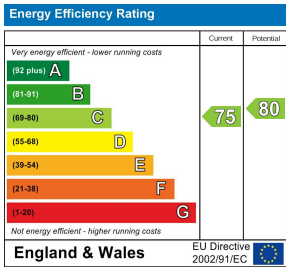
Floor Plans



Location Map



Energy Performance 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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