

LARKES

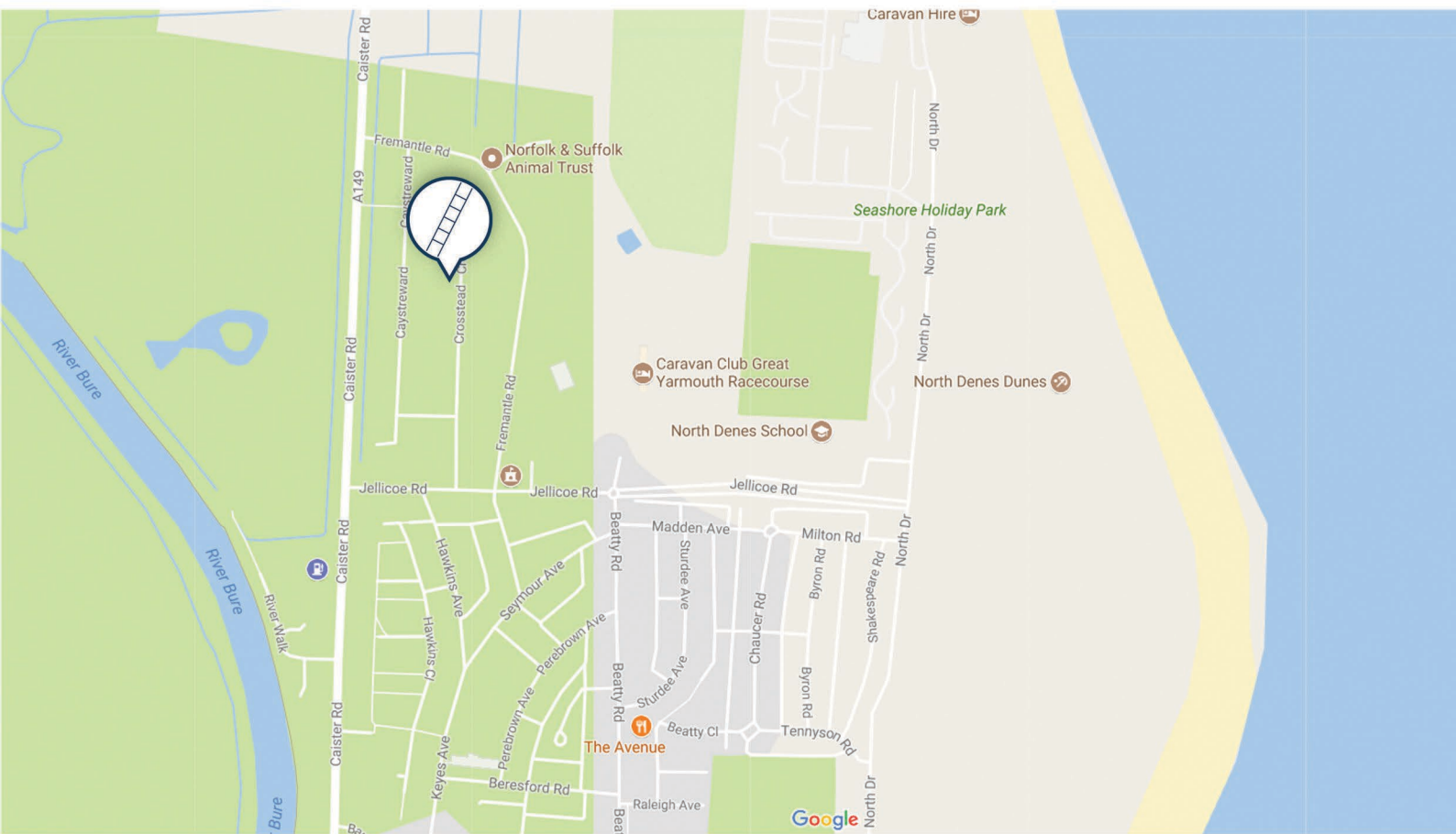


CROSSTEAD
GREAT YARMOUTH
NORFOLK
NR30 4AP

£225,000 Freehold



Location:



At a glance:

Property: Three Bedroom Semi-Detached Bungalow

Approximate Floor Area: 1,302 sq ft (120.9 sq m)

Energy Rating: TBC

Heating: Gas Central Heating

Local Authority: Great Yarmouth Borough Council

Council Tax Band: D (£1,617)



A semi-detached extended bungalow in a quiet and popular neighbourhood.

This cherished home offers plentiful accommodation including a large living room, modern kitchen/diner, shower room, three bedrooms, and a conservatory.

Outside the established gardens are an inviting private space to enjoy the summer. To the front there is off street car parking for four vehicles, and a large garage.

A side entrance leads into the entrance hall which in turn leads to the inner hallway and all internal rooms. Located to the front of the bungalow is the large kitchen/diner which features fitted cabinetry comprising base units with cupboards and drawers and laminate worktop surfaces, a matching range of wall units and display cabinets, an integral double oven, ceramic hob and extraction hood, fridge/freezer, part tiled walls, inset stainless steel sink with drainage board and mixer tap, a tiled floor, and a serving hatch to the living room. The adjacent bay fronted living room is accessed via French doors from the dining area, this room has generous dimensions with a large central inglenook fireplace with stove.

To the rear of the property are the bedrooms and family shower room. The shower room has been refitted with a large corner shower cubicle, a close coupled WC, pedestal wash basin, and heated towel rail. The walls are fully tiled and the floor is finished in a non-slip tile effect vinyl. At the back of the property there are three double bedrooms all accessed from the central hall and a conservatory with access to the rear garden and deck patio area.

Outside to the front of the property there is a turfed garden and concrete driveway providing off street car parking for over four vehicles, the driveway leads to a large garage and workshop area. The rear garden which is also turfed has established borders offering a variety of flowering shrubs, there are additional pea shingle areas, timber garden shed, a veg patch and green house, and a deck patio. The garden is enclosed by timber panelled fencing.

The residence has gas central heating which was upgraded in 2009, the building benefits from uPVC double glazing. The decor is largely neutral with some complimentary pastel tones. The property has hard floor coverings throughout with tiling to the kitchen and hallway, vinyl in the shower room and laminate to the living room and bedroom areas.

Please view the floor plan for room dimensions and layout.

LOCATION

Crosstead is situated in the New Town area of Great Yarmouth, a residential area popular with retirees, and families due to the wide variety of local amenities, and its close proximity to the seaside.

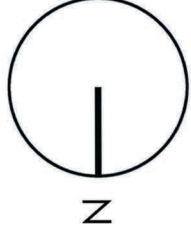
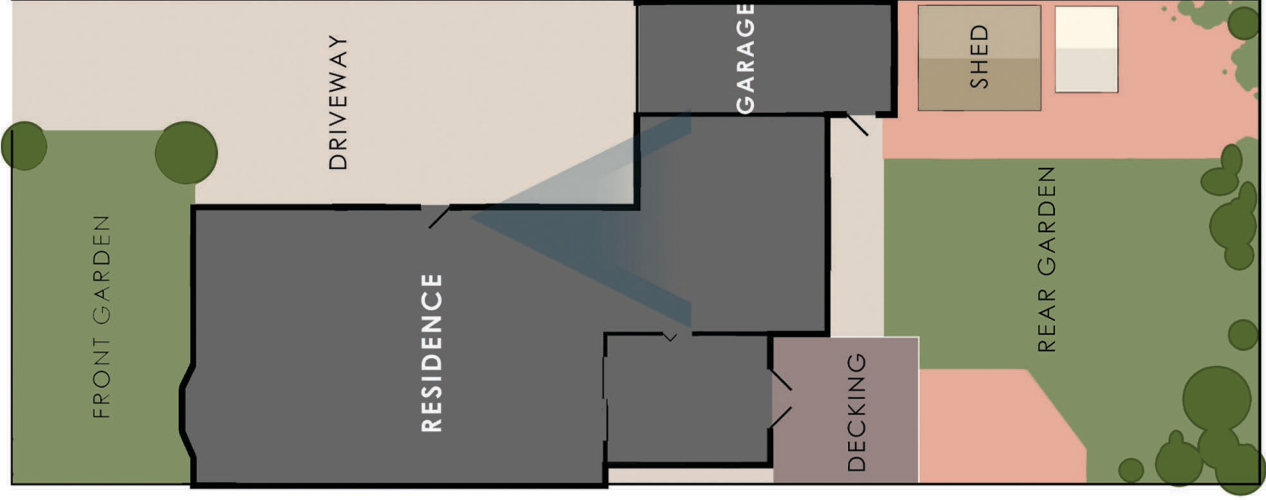
SERVICES

Mains gas, water, electricity and drainage are understood to be connected (subject to confirmation from the statutory authorities).

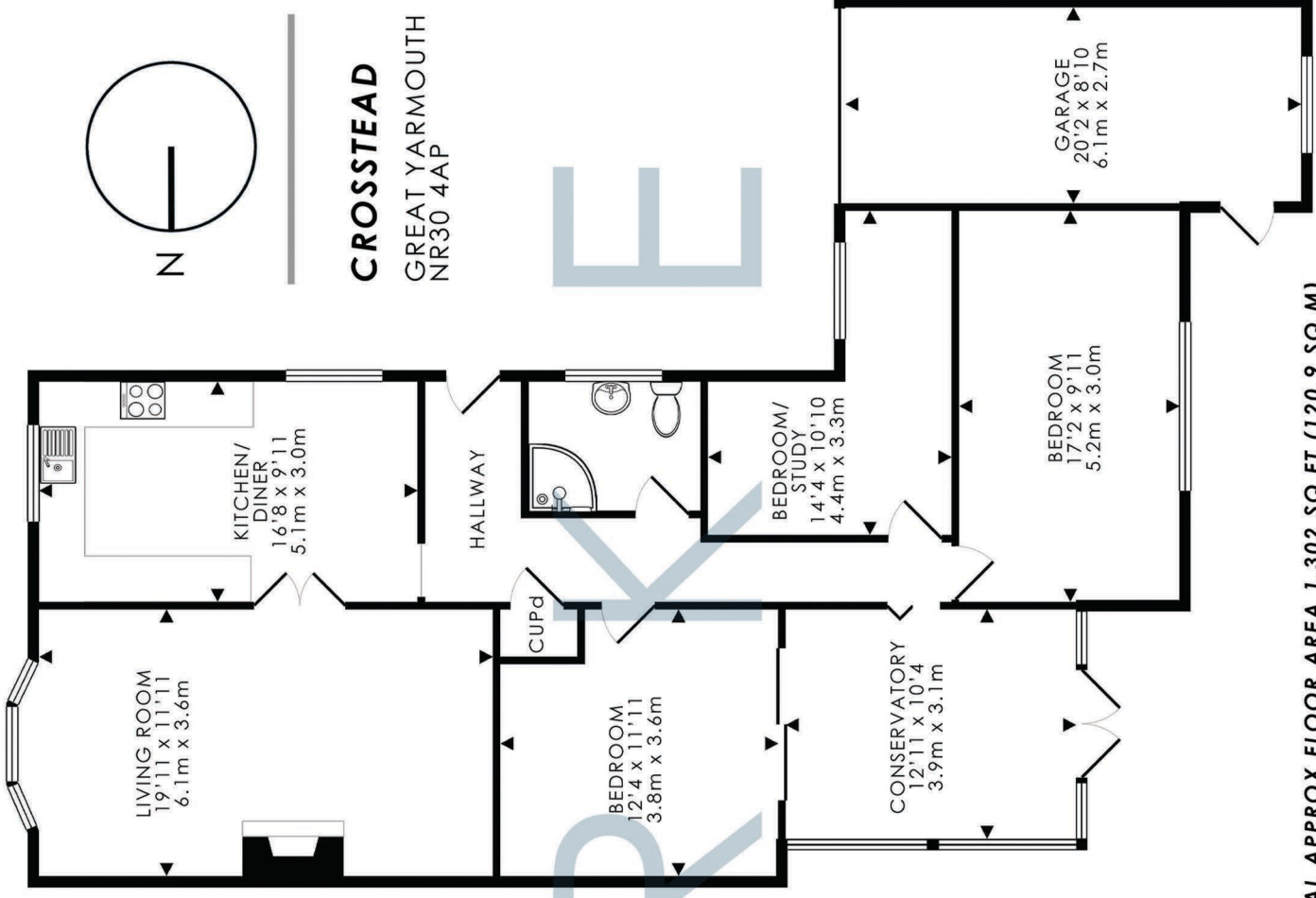
Larkes have not carried out tests of the services or appliances and interested parties should arrange their own tests to ensure these are in working order.



SITE PLAN



CROSSTEAD
GREAT YARMOUTH
NR30 4AP



TOTAL APPROX FLOOR AREA 1,302 SQ FT (120.9 SQ M)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





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