

4 Bed Terraced In Hamilton Road , Great Yarmouth, NR30 4NB

£250,000





SHORT DESCRIPTION

Property Ref- 15344 A significantly improved and beautifully presented bay-fronted mid-terraced home, located in a highly sought-after area to the north of the main town centre. The property offers spacious and well-appointed accommodation, comprising, entrance hall, lounge, separate dining room, cloakroom, a generous kitchen, breakfast room, and a utility room. Upstairs, the landing leads to four bedrooms (three of which are separately accessed from the landing) and a family bathroom. The property offers UPVC double glazing and gas-fired central heating. Externally, there is a forecourt to the front and a south-facing courtyard garden to the rear with a decked area. Early internal viewing is highly recommended to fully appreciate the space, condition, and quality of this desirable home. 1220 square feet (113.37 square meters) Reception hall Part double glazed UPVC entrance door; wood effect laminate flooring; staircase to first floor with understairs storage cupboard with RCD fuse box 2018; additional storage recess; radiator. Lounge 12, 4 x 12, 0 (3.76m x 3.68m) Plus UPVC double glazed bay window to front aspect and including the chimney breast with an open fireplace and mahogany fire surround; television point; radiator. Dining room 13, x 10, 7 (3.96m x 3.23m) Including the chimney breast with wooden fire surround and granite backing and hearth; double glazed window to rear aspect; radiator; telephone point. Currently used as an office. Cloakroom White low-level WC; wall-mounted Alpha gas-fired combination boiler for hot water and central heating; hand wash basin. Kitchen - breakfast - day room 23, 11 x 9 11 (7.29m x 3.02m) 23' 11 maximum narrowing to 16 10 x 9 11 (7.29m narrowing to 5.13 x 3.02m) Refitted in 2018 with a range of kitchen units comprising base units with cupboards and drawers and worksurface over; matching range of wall units; recess with space for a range cooker with stainless splashback and extractor hood over; space for an American fridge freezer, single drainer one and a half bowl sink with mixer tap; part tiled walls; tiled flooring; double glazed window to side aspect and double glazed patio doors onto the rear courtyard; two radiators. Utility room 6, 8 x 4 (2.03m x 1.22m) Fitted worksurface with space and plumbing below for an automatic washing machine and adjacent space for a tumble dryer, part double glazed side entrance door, tiled flooring. First floor Landing Access to the insulated loft space, built-in storage cupboard, and picture rail. Bedroom 1 16, 7 x 12, 2 (5.05m x 3.71m) Including the chimney breast and fully fitted built-in wardrobes; twin UPVC double glazed windows to front aspect; radiator. Bedroom 2 12 11 x 10, 7 (3.94m x 3.23m) Including the chimney breast. Double-glazed window to rear aspect; radiator. Bedroom 3 10 x 8, 8 (3.05m x 2.64m) Plus recess. Double glazed window to side aspect; radiator; door to Bedroom 4 10 x 8, 9 (3.05m x 2.67m) Radiator; double glazed window to rear aspect. Bathroom Re-fitted with a new walk-in shower with raindrop shower; pedestal wash basin; low level WC; vinyl flooring; double glazed window to side aspect; radiator; mainly aqua boarded walls. Outside To the front of the property is a walled forecourt. To the rear of the property is a concreted and paved south-facing courtyard garden, plus a decked seating area with a roof, enclosed by brick boundary walling with a timber hand gate leading to a rear service passageway. Services Mains water, electricity, drainage and gas are connected. Directions From the A47 roundabout by the river, proceed northwards along Lawn Avenue. Continue through the traffic lights by the blue bus station and turn first right into Hamilton Road. The property can be found after a short way down on the right-hand side. Property Type- Terraced Full selling price- £250000.00 Pricing Options- Fixed Price Tenure- Freehold Council tax band- B EPC rating- E Measurement- 1220 sq.ft. Outside Space- Front Garden, Rear Garden, Enclosed Garden, Patio Parking- On street Heating Type- Double Glazing, Gas Central Heating

4

Bed Room(s)

2

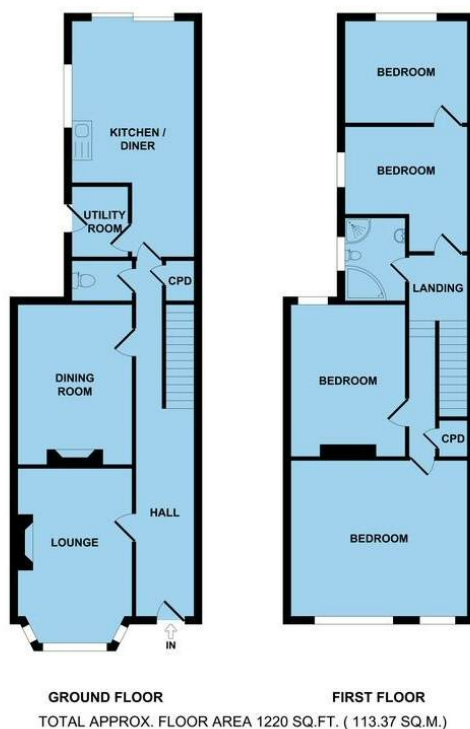
Bath Room(s)

2

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

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All measurements are a maximum and include wardrobes and bay windows where applicable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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