



NORTH DENES ROAD
GREAT YARMOUTH
NORFOLK
NR30 4LU

£200,000 Freehold



A well appointed, detached family home. This spacious three/four bedroom property offers generous and flexible accommodation. The house is within easy reach of the town centre shops, local schools and high street amenities. Chain Free

ACCOMMODATION A glazed front door leads into the entrance hall. Beyond the hall there are two reception rooms that offer flexible accommodation, they're presently arranged as a bay fronted living room to the front and a dining room/ground floor bedroom in the centre of the ground floor. To the rear of the property you will find the open plan kitchen/diner, it features laminate worktop surfaces, an integrated oven with hob and extraction canopy over, a stainless steel sink unit with drainage board, and recess for an undercounter fridge and dishwasher. To the back of the kitchen rear lobby with access to the garden and garage and a further door leads to the ground floor cloakroom.

To the first floor all of the accommodation is accessed from the landing, there are three generous bedrooms, the master bay fronted bedroom benefits from an ensuite shower room. The modern family bathroom is tiled with a white suite comprising a pedestal wash basin, close coupled WC, panel bath, and a large corner shower cubicle.

This residence benefits from gas central heating and uPVC double glazing, the décor is neutral, and the floorings are a mix of vinyl's, and fitted carpets. There is a fenced garden to the front and side of the property, and a gated driveway leading to the integral garage.

Please view the floor plan for room dimensions and layout.

LOCATION North Denes Road is situated in the New Town area of Great Yarmouth, a residential area popular with families due to the wide variety of local schools, amenities, and its close proximity to the seaside, parks, and good road links to the cathedral city of Norwich (30 minute drive).

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

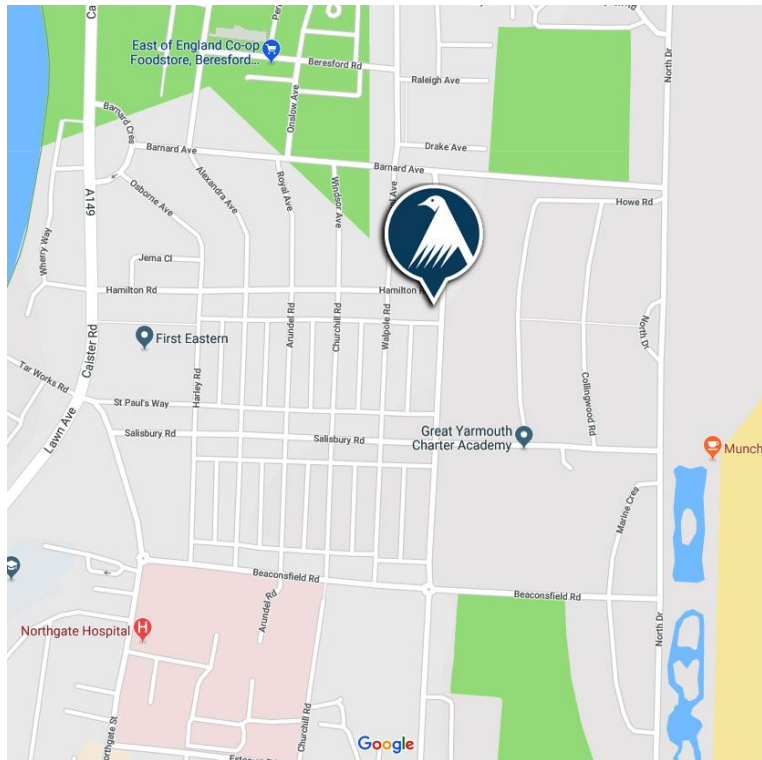
Larkes have not carried out tests of the services or appliances and interested parties should arrange their own tests to ensure these are in working order.





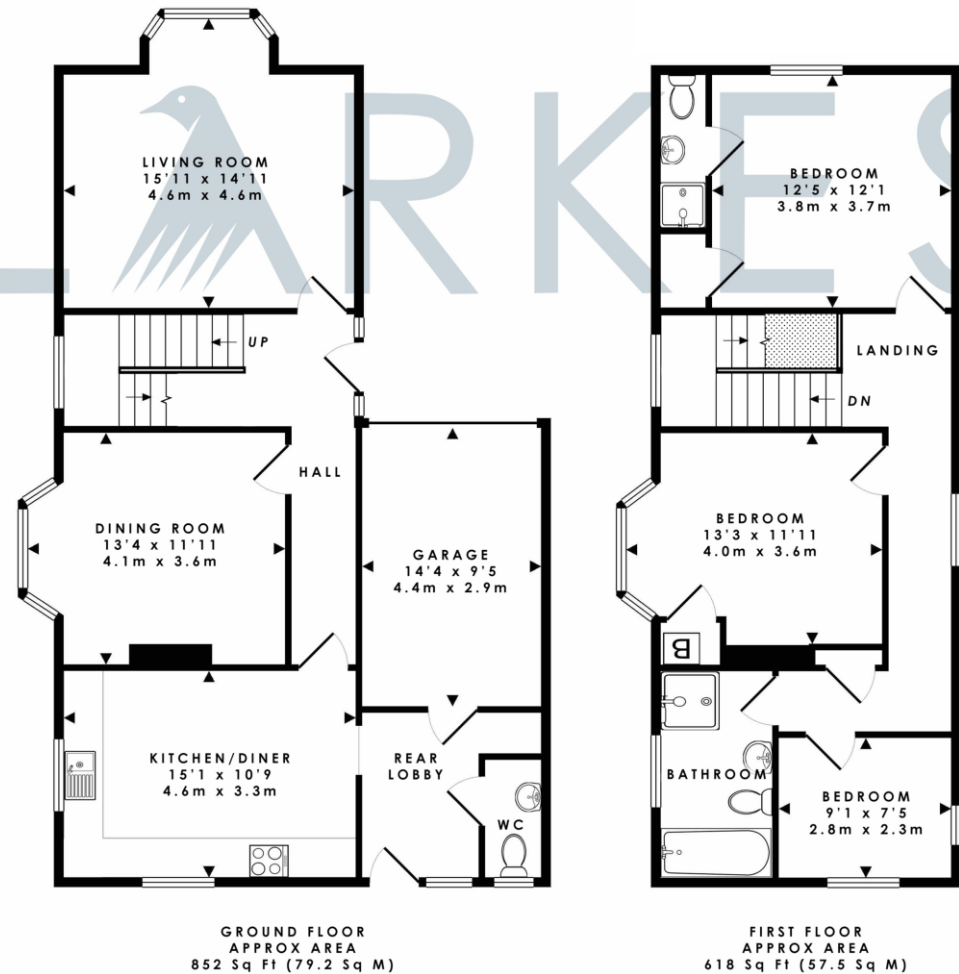
AT A GLANCE:

Property: Detached House, Three Bedrooms
Approximate Floor Area: 1,471 sq ft (137 sq m)
Heating: Gas Central Heating
Energy Rating: E 44
Local Authority: GYBC
Council Tax Band: D (£1,617)



NOTE: Larkes Estate Agents for themselves and for the vendors or lessees of this property whose agents they are give notice that: (i) the particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given, without responsibility and intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Larkes Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.

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TOTAL APPROX FLOOR AREA 1,471 Sq Ft (136.6 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