LARKES

HAWKINS CLOSE
GREAT YARMOUTH
NORFOLK
NR30 4AY

£130,000 Freehold

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This WELL MAINTAINED HOME offers UPGRADED KITCHEN & BATHROOM and neutral décor throughout. Situated close to SCHOOLS, the PARK & SEASIDE. The property has a PRIVATE SETTING with residents CAR PARKING and low maintenance SOUTH FACING GARDEN. A great opportunity for first time buyers.

SUMMARY

A 1970's terraced home offering ample room for a couple or small family, with an attractive open plan lounge/diner and updated kitchen on the ground floor and two double bedrooms and a family bathroom on the first floor. The private garden has a southerly aspect, perfect for enjoying the afternoon sun.

ACCOMMODATION

Access is provided via an entrance door leading into a spacious entrance hall. The open plan lounge/diner this generous family room runs from the front to back of the property with French doors to the rear garden. To the rear of the hallway a door leads to the kitchen which features fitted base and wall mounted cabinetry, rolled edge laminate work top surfaces, with inset stainless steel sink, recess for oven with stainless steel extraction canopy over, washing machine point and space for tumble dryer. The floors are tiled, and the walls part tiled.

On the first floor a landing provides access to both bedrooms, and the family bathroom. The bathroom has a white suite comprising a close coupled WC, pedestal wash basin, heated towel rail, and panel bath with shower over and glazed shower screen.

This modern home offers gas central heating and uPVC double glazing, and lots of built in storage space. The flooring is a complimentary mix of ceramic tiles, fitted carpets, and high quality vinyl's.

Outside the rear garden is of low maintenance artificial grass with paved footpaths, and brick

Images clockwise from below:
Kitchen, kitchen detail, lounge, dining area with French doors, and entrance hall.

built garden sheds. The boundary treatments are panel fences with concrete posts. To the front there is a lawn garden with flower beds and a pathway to the front door. Adjacent to the property is a residents car park.

Please view the floor plan for room dimensions and layout.

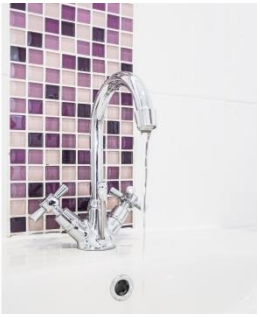
LOCATION

The property is located just a short walk from the Sea Front. It also has excellent access to nearby schools, of which there are several within a ten minute walk. All of the Towns facilities are on the door step including supermarkets, doctors, dental surgery, and pharmacy. Bus and train stations are easily accessible, as are road links to the surrounding towns & cities.

SERVICES

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

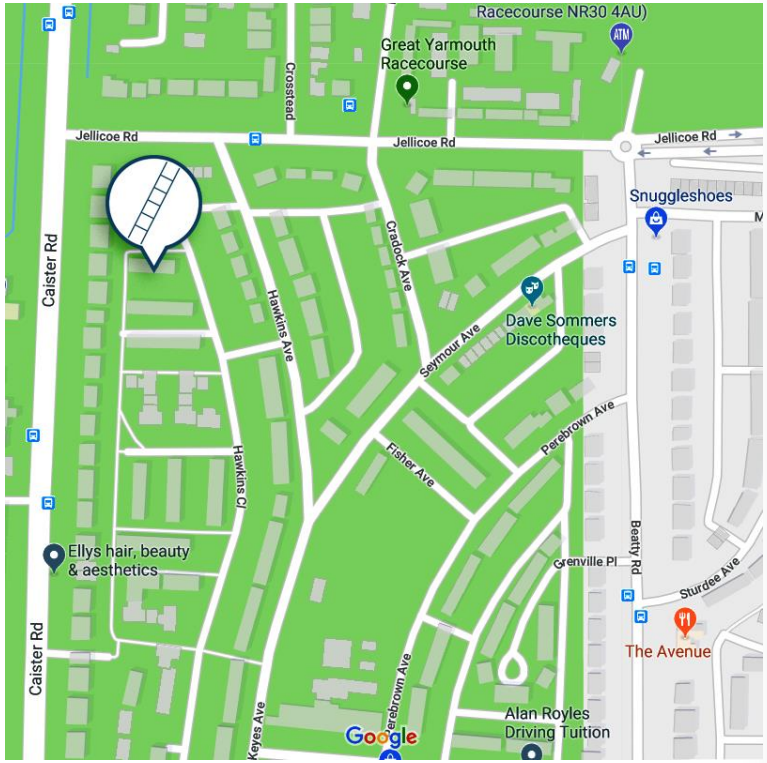
Larkes have not carried out tests of the services or appliances and interested parties should arrange their own tests to ensure these are in working order.



Images clockwise from above:
Rear bedroom, master bedroom, garden area, and family bathroom

AT A GLANCE:

Property: Mid Terrace House, Two Bedrooms
Approximate Floor Area: 790 sq ft (73 sq m)
Heating: Gas Central Heating
Energy Rating: TBC
Local Authority: GYBC
Council Tax Band: A (£1,095)



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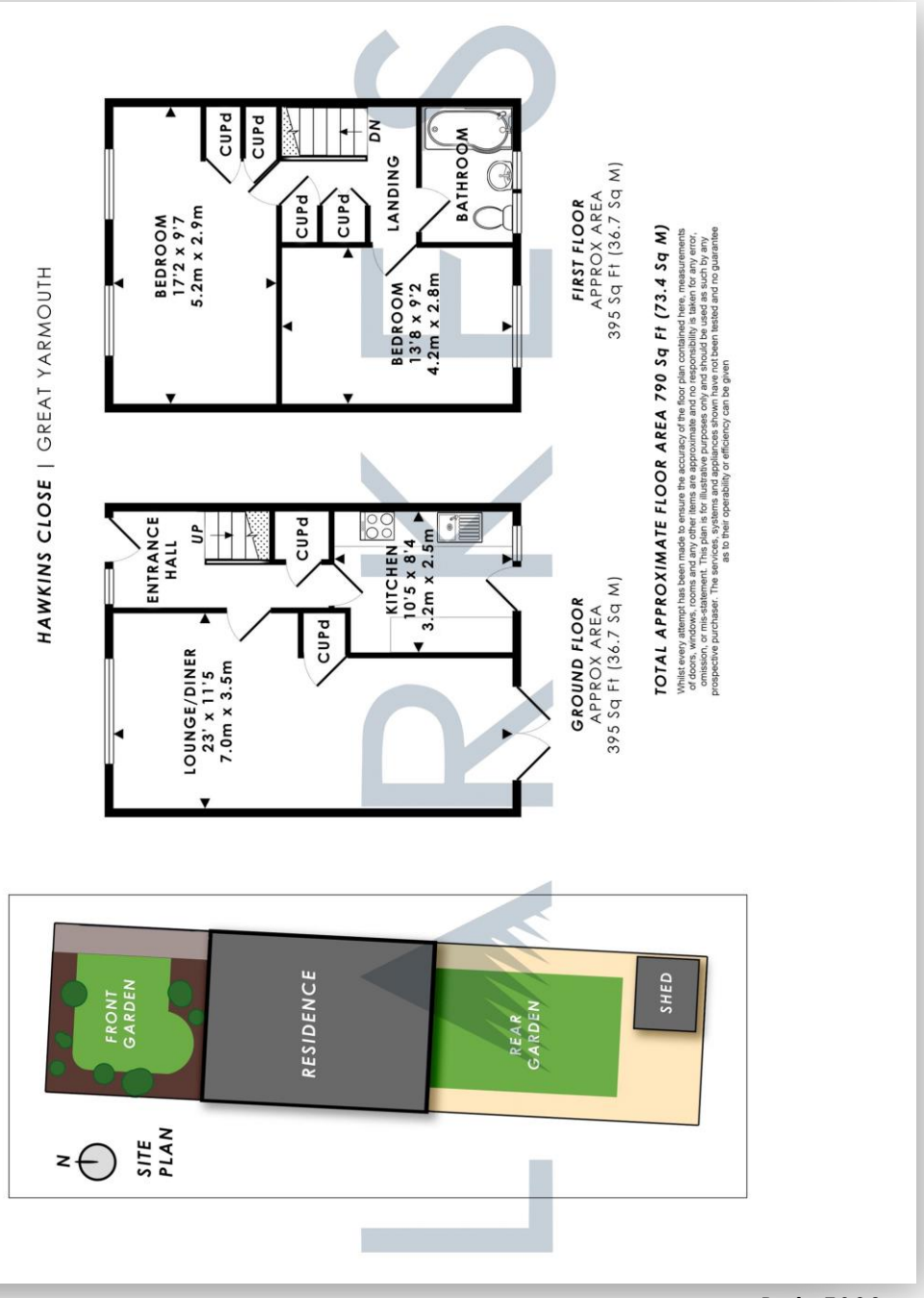

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