



Amethyst Close, Gorleston Great Yarmouth NR31 6EU

welcome to

Amethyst Close, Gorleston Great Yarmouth

CHAIN FREE A well-presented three-bedroom mid-terraced home situated in a quiet location within the popular coastal town of Gorleston-on-Sea. Offering a spacious living accommodation throughout. Call the office today on (01493) 661999



Entrance Hall

A welcoming entrance hall, comprising of double glazed uPVC door to front aspect. Wood laminate flooring, radiator, LED spotlighting, stairs to first floor landing, wall mounted boiler, Artex ceiling, built-in storage cupboard, and empty space understairs that could be transformed into a built in cupboard to maximize storage or functional home office. Doors allow access to ground floor reception rooms

Downstairs Cloakroom

Double glazed opaque window to front aspect. Low level W/C, wash hand basin, tiled splashback, and ceiling light

Kitchen/Diner

15' 3" x 8' 5" (4.65m x 2.57m)

A contemporary and well-appointed kitchen, with double glazed window to front aspect. An extensive range of wall/base and drawer units, and complimentary wood effect laminate worksurfaces over, 1.5 bowl stainless steel sink and drainer with mixer taps, space for electric oven and hob and extractor over, space and plumbing for washing machine, space for under counter fridge, partially tiled splashback, power points, Artex ceiling, tiled flooring, space for free standing fridge/freezer, 2 x ceiling lights, and space for dining table

Lounge

17' 8" x 10' 9" (5.38m x 3.28m)

A spacious and inviting living area featuring a double-glazed window to the rear aspect, allowing for plenty of natural light. The room benefits from wood-effect laminate flooring, an Artex ceiling with coving, two ceiling light fittings, multiple power sockets, and a TV point. A feature electric fireplace with an attractive brick-built surround creates a charming focal point within the room.

Utility Room/Conservatory

8' 3" x 8' (2.51m x 2.44m)

A bright, versatile space with uPVC windows to the rear and side aspects, together with a uPVC door providing direct access to the garden. The room

benefits from vinyl flooring and offers space for a tumble dryer, making it ideal as a utility area, garden room, or additional reception space. Enjoying pleasant garden views, this adaptable room can be utilised to suit a variety of needs.

First Floor Accommodation Landing

Featuring wood-effect laminate flooring, a radiator, and a ceiling light fitting. Doors provide access to all first-floor bedrooms and the family bathroom

Master Bedroom

14' 6" x 8' 10" (4.42m x 2.69m)

A well-proportioned bedroom featuring a double-glazed uPVC window to the rear aspect. The room benefits from wood-effect laminate flooring, a radiator, ceiling light fitting, wall sockets, and an Artex ceiling, providing a comfortable and practical living space.

Bedroom Two

11' 9" x 10' 9" (3.58m x 3.28m)

Featuring a double-glazed uPVC window to the front aspect, allowing for plenty of natural light. The room benefits from wood-effect laminate flooring, a radiator, ceiling light fitting, wall sockets, and an Artex ceiling

Bedroom Three

8' 8" x 8' 8" (2.64m x 2.64m)

featuring a double-glazed uPVC window to the rear aspect. The accommodation benefits from wood-effect laminate flooring, a radiator, ceiling light fitting, wall sockets, and an Artex ceiling

Family Bathroom

Featuring an opaque double-glazed window to the front aspect, panelled bath with thermostatic shower over, wash hand basin with fitted vanity unit, and low-level WC. Finished with vinyl flooring, ceiling light point, and radiator

Rear Garden

A well-presented and private rear garden, enclosed

by timber fencing and brick-post boundaries, providing an excellent degree of seclusion. The garden is predominantly laid to a well-maintained lawn, bordered by a selection of mature trees and colourful shrubs. Adjacent to the lawn is a paved area, which houses two useful timber-built storage sheds. Further benefits include an outside cold-water tap and gated rear access, making this a practical and enjoyable space for outdoor living.

Front Exterior

The front exterior offers an attractive approach to the property, featuring two lawned areas separated by a concrete pathway which leads directly to the front entrance door. The well-maintained frontage provides a welcoming first impression and enhances the property's overall kerb appeal.



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welcome to

Amethyst Close, Gorleston Great Yarmouth

- OIEO £160,000 - Three-bedroom mid-terraced family home
- Ideal for first-time buyers and buy-to-let investors
CHAIN FREE
- Spacious reception rooms & downstairs cloakroom for added convenience
- uPVC double glazing & Gas central heating
- Enclosed and private rear garden, with a well-maintained lawn with mature trees and colourful shrub borders & Two timber-built storage sheds

Tenure: Freehold EPC Rating: C

Council Tax Band: A



Please note the marker reflects the postcode not the actual property

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Property Ref:
WEA108294 - 0002

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