

37 Walpole Road

, Great Yarmouth, NR30 4NF

Offers In Excess Of £170,000

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Aldreds are pleased to offer this modernised and well presented, bay fronted mid terraced house in a sought after location to the north of the town centre close to local amenities. This attractive property would make an ideal home for a growing family with spacious layout comprising of a lounge, dining room, large kitchen with built in appliances, utility room and cloakroom. On the first floor a landing serves three good sized bedrooms and a modern bathroom. Outside there is a forecourt and rear courtyard garden. The property also benefits from double glazed windows, gas central heating and is offered chain free. An early viewing is recommended.

Lounge
12'3" x 11'6" (3.75 x 3.53)
Plus a double glazed bay window to front aspect and including the chimney breast, radiator, part double glazed pvc entrance door, wood effect laminate flooring, under stairs cupboard, door to:

Dining Room
12'4" x 12'0" (3.78 x 3.67)
Plus stairs to first floor, radiator, double glazed window to rear, wood effect laminate flooring, door to:

Kitchen
15'11" x 8'2" (4.86 x 2.50)
Extensively fitted with a white gloss fitted kitchen with wall and matching base units with polished finish work surfaces over, single drainer stainless steel sink unit, built in electric oven, four ring ceramic hob with extractor hood over, part tiled walls, tiled flooring, recessed spot lights, radiator, double glazed window to side aspect, door to:

Utility Room
8'3" x 5'10" (2.52 x 1.79)
Fitted work surface with space and plumbing below for a washing machine, wall mounted gas boiler, radiator, tiled flooring, part double glazed pvc door to rear, door to:

Cloakroom
8'5" x 4'4" (2.57 x 1.34)
Low level wc, pedestal wash basin, tiled flooring, frosted double glazed window to side aspect.

First Floor Landing
Radiator, doors leading off to:

Bedroom 1
12'3" x 11'6" (3.75 x 3.53)
Including the chimney breast, radiator, double glazed window to front aspect, fitted carpet.















Bedroom 2

11'10" x 8'9" (3.62 x 2.69)

Including the chimney breast, plus a built in wardrobe cupboard, radiator, double glazed window to rear, fitted carpet.

Bedroom 3

11'2" x 8'2" (3.41 x 2.50)

Including the chimney breast, radiator, fitted carpet, double glazed window to rear aspect.

Bathroom

10'7" x 4'10" (3.23 x 1.48)

White suite comprising panelled bath with shower mixer attachment, low level wc, pedestal wash basin, part tiled walls, radiator, extractor fan, frosted double glazed window to side aspect.

Outside

To the front of the property is a walled forecourt. To the rear is an enclosed paved courtyard garden with a gate leading to a rear service passageway.

Tenure

Freehold

Services

Mains water, electric, gas and drainage.

Photos

Some of the imagery has been clarity enhanced using AI.

Location

Great Yarmouth is the largest resort on the East Norfolk coast with its Historic Market Place and varied selection of shops. The town has a busy port and the rivers Yare and Bure give access to the Norfolk Broads. There are Museums * Race Course * Heliport * Beach * Schools for all ages * District Hospital approximately 5 miles south. Bus and rail services connect with Norwich.

Directions

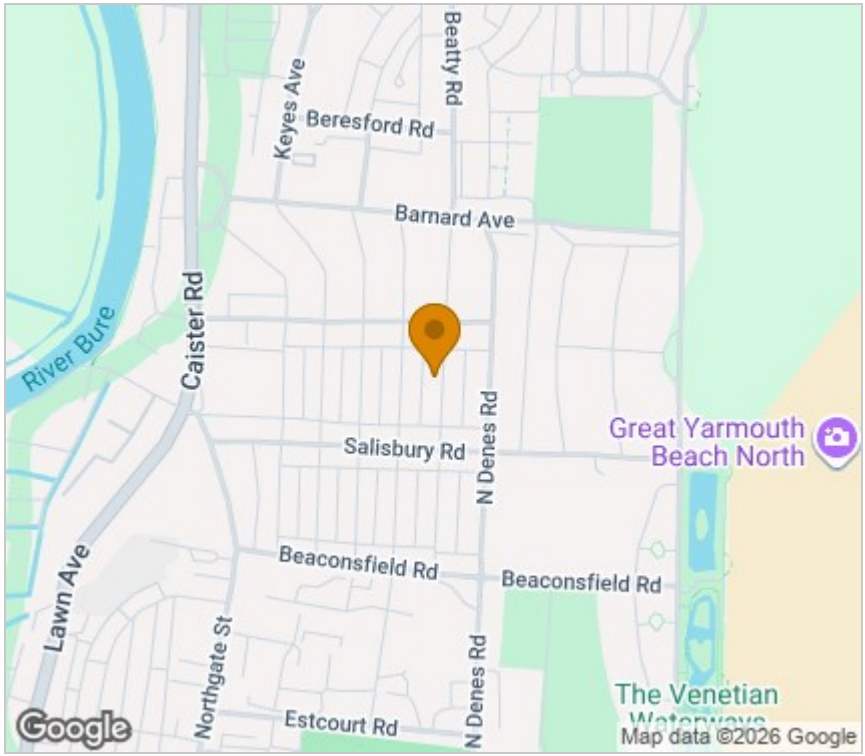
From the Yarmouth office head north along North Quay, at the roundabout turn right into Fullers Hill, at the traffic lights turn left into Northgate Street, continue over the mini roundabout, continue over the next mini roundabout into Caister Road, turn right into Salisbury Road, turn left into Walpole Road where the property can be found on the left hand side.

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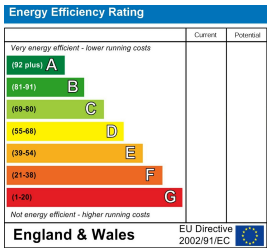
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Great Yamouth Office on 01493 844891
if you wish to arrange a viewing appointment for this property or require further information.

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