



TO LET

£1,550 PER CALENDAR MONTH

East Anglian Way, Great Yarmouth, NR31 6QY

Arnolds | Keys



THE PROPERTY

80 East Anglian Way, Great Yarmouth, NR31 6QY

A 4 bedroom detached family home, built in 1990 and ideally situated on the popular East Anglian Way in Gorleston. This attractive property combines generous living space with a welcoming atmosphere and an excellent location close to the coast, schools and local amenities.

The ground floor features a welcoming entrance hall leading into a spacious lounge, separate dining room and a light and airy conservatory. The ground floor also boasts a study with fully fitted work spaces. The well-proportioned kitchen is complemented by a useful utility room, adding practicality to the home and providing excellent additional storage and workspace.

Upstairs, the property offers 4 generously sized bedrooms, all benefiting from mirrored fitted wardrobes. The principal bedroom features an en-suite shower room. A well-appointed family bathroom serves the first floor.

Outside, the property benefits from a generous and established rear garden, featuring a lawn, mature borders and paved patio area adjoining the conservatory. The property also offers a double garage with additional storage units.

Conveniently located close to local schools, regular bus routes, shops, and the beach, this home offers excellent access to everyday amenities and leisure opportunities.



This property is located just a short walk from the beautiful Gorleston beach and ideally located near to the James Paget Hospital, bus routes and local schools and amenities.



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THE DETAILS

Property Details

Entrance Hall

Front door, laminate flooring, under floor heating, under stairs storage cupboard, stairs with carpet, doors leading to study, w/c, kitchen and lounge

Study

Laminate flooring, UPVC double glazed windows, under floor heating, fitted wardrobes, one single desk, one corner desk, multiple shelves and drawers.

Lounge

UPVC double glazed bay window, under floor heating, beige carpet, fire place, wooden shelf, double doors leading to dining room.

Dining Room

Single UPVC double glazed window, under floor heating, tiled flooring, door into kitchen, sliding double glazed glass doors into the conservatory,

Conservatory

Ceiling fan and light, double doors out to the garden, tiled flooring, 2 electric heaters.

Kitchen

Fully fitted kitchen units, under floor heating, marble work tops, integrated Prima microwave, integrated electric Gorenje oven and grill, integrated tall Bosch fridge, large electric hob and extractor unit., integrated Blomberg dishwasher, Carron sink, double glazed UPVC windows.

Utility Room

Fitted cabinets and sink, under floor heating, space for washing machine, gas boiler, integrated Indesit freezer

W/C

Tiled flooring, mirror, double glazed UPVC window, sink and toilet.

Stairs and landing

Beige carpets

Bedroom

Laminate flooring, mirrored fitted wardrobes, radiator, UPVC double glazed windows, door to en-suite.

En-Suite

Laminate flooring, radiator, UPVC double glazed window, sink and unit, mains powered shower, toiler and mirror.

Bedroom

Laminate flooring, radiator, UPVC double glazed windows, mirror fitted wardrobes, curtain pole and curtains,

Bedroom

Laminate flooring, radiator, UPVC double glazed windows, mirror fitted wardrobe, curtain pole and curtains.

Bathroom

Vinyl flooring, UPVC double glazed window, sink, under sink unit with cupboards and drawers, mirror, bath with mains powered shower and shower curtain, toilet and heated towel rail.

Bedroom

Laminate flooring, mirror fitted wardrobe, radiator, UPVC double glazed windows, curtain and curtain poles.

Garden

Fully enclosed garden, with a concrete patio area and access to the garage.

Double garage

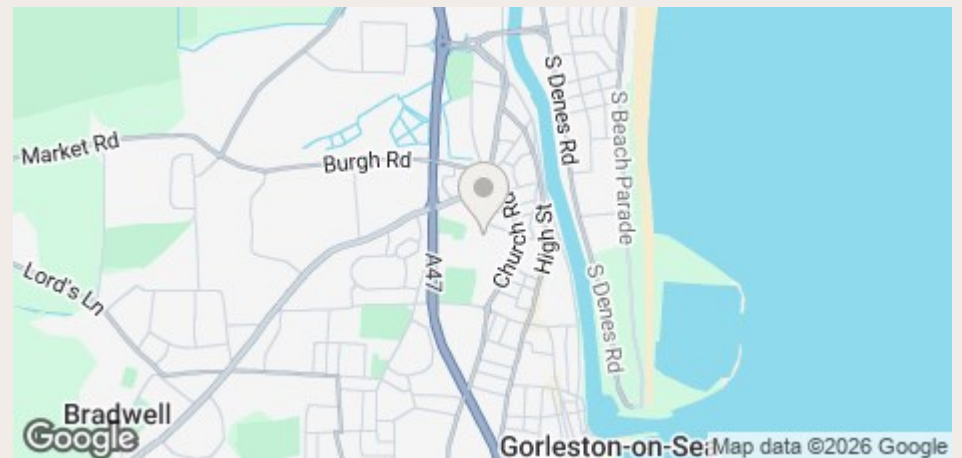
Cabinets, two car spaces, door into garden.

TENANTS NOTE

The deposit for this property is £1,788.

EPC Rating C. Council Tax Band E - Great Yarmouth Borough Council

All main services available or connected. For an indication of specific speeds and supply or coverage in the



Location

The location is a particular highlight, with the beautiful Gorleston coastline and beach close by, providing the perfect opportunity for coastal walks, seaside activities and enjoying the surrounding outdoor space. Gorleston also offers a wide range of local shops, schools, amenities and leisure facilities, making this a convenient and well-connected place to call home.

Contact Us

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	73	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 