



Nile Road, Gorleston - NR31 6AS



Nile Road

Gorleston, Great Yarmouth

Situated just a short walk to the golden sands of the Blue flag Gorleston-On-Sea beach is this incredibly SPACIOUS DOUBLE FRONTED END-OF-TERRACE HOUSE offering generous spaces with many CHARACTER FEATURES throughout benefitting from historic EXTENSIONS. The main living spaces comes in the form of a 23' SITTING ROOM with separate DINING ROOM/SNUG sat just next door alongside the open KITCHEN/BREAKFAST ROOM. Found all off from one central landing are THREE BEDROOMS as well as a FOUR PIECE family bathroom suite accessed from the third double bedroom as well as the hallway. Externally, the front and rear gardens are both LOW-MAINTENANCE yet attractively positioned with colourful planting spaces.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C



- End-Of-Terrace House
- Over 1200 Sq. Ft Of Accommodation (stms)
- Bright & Airy Living Spaces With Three Reception Rooms
- Spacious 23' Sitting Room
- Three Bedrooms
- Four Piece Family Bathroom
- Low-Maintenance Rear Garden
- Short Walk To Beach & Sea

The property is situated in Gorleston, out of town, with a wealth of local amenities close by, whilst benefiting from excellent transport links to Great Yarmouth, Lowestoft and Norwich. Amenities include various public houses, retail outlets, schools, doctors and dental practices. Naturally, being a coastal town, the beach and coast line is a local attraction and various car parks allow access.

SETTING THE SCENE

The property is set back from the street with a low level brick wall giving way to a timber swinging gate which leads you directly into the front garden which is all laid in a low maintenance manner with the ability to add colour and vibrancy with planting bed options.



THE GRAND TOUR

Stepping inside you are first met with a conservatory space ideal to be used as a porch with the ability to slip off coats and shoes before heading into the property or taking you directly into the rear garden. Also once inside the kitchen is the first living space that will greet you. This large open floor space leaves ample room for a wide range of wall and base mounted storage units which in turn give way to an integrated oven and hob with extraction above whilst leaving room for additional appliances and a breakfast or dining table. Through from here is a separate dining area - this space could be versatile in its use either as a snug sitting room or potential home office with front facing uPVC double glazed window. Flowing again from this space is the brilliantly open plan 23' sitting room complete with multiple front facing windows allowing natural light to fill every corner of this room. The solid wooden floorboards leave more than enough space for a formal sitting room suite and potential dining room suite ideal for busy families with the large open space being conducive to a potential choice of soft furnishings and layouts.

The first floor landing reaches all the way down to grant you access to all living accommodation on the first floor. Three bedrooms in total can be found as well as the four piece main bathroom suites complete with large corner shower unit and freestanding roll top bath, modern wall mounted radiator and frosted glass window to the outside. This space can be accessed from both the main bedroom and the hallway. The first bedroom comes at the top of the stairs with built in storage and all carpeted flooring, this space could easily accommodate a double bed. Similarly to the room next door, slightly larger in size with two built in wardrobes, this space had currently been used as a workspace and studio however would easily accommodate a large double bed.

The final bedroom on the hallway again sits just next to the main bathroom with wall to wall built in storage and floor space yet again leaving more than enough room for a double bed with all carpeted flooring and direct access to the main bathroom.

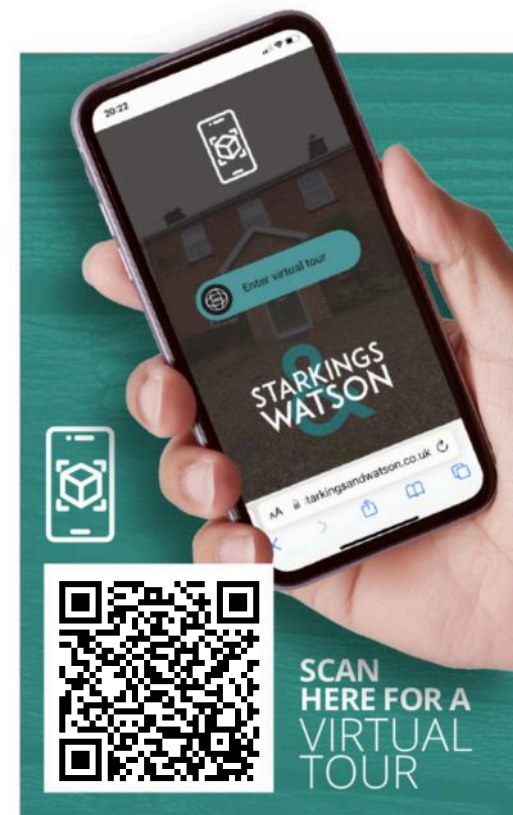
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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.







THE GREAT OUTDOORS

The rear garden is offered in an attractive yet low maintenance condition made private with all timber fencing and brick walls surrounding the private space. There's a perfectly positioned garden patio seating area to make the most of the summer sunshine whilst colourful planting beds allow for those more green fingered individuals to enjoy their garden with a side access gate.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1236 ft²

114.9 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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