



Baliol Road, Gorleston - NR31 7AT

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Baliol Road

Gorleston, Great Yarmouth

NO CHAIN. Situated just a moments walk from Gorleston high street and the golden sand of its award winning beach sits this FULLY RENOVATED MID-TERRACE HOME boasting brand new CENTRAL HEATING and ELECTRICS alongside a high quality decorative finish. The main living space comes in the form of a 20' DUAL ASPECT and OPEN PLAN space forming the sitting room, dining room and kitchen with INTEGRATED APPLIANCES as well as a handy UTILITY ROOM and ground floor WC. Off from the landing a total of THREE BEDROOMS can be found, all freshly decorated with newly laid carpets and having use of the MODERN THREE PIECE BATHROOM SUITE. Externally, the current owner has given great time and attention to creating an inviting LANDSCAPED REAR GARDEN with rear gated vehicular access for additional OFF ROAD PARKING alongside the front DRIVEWAY if required.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- No Chain
- Mid-Terrace House
- Full Back To Brick Renovation Including Heating & Electrics
- Stunning 20' Open Plan Living Accommodation
- Integrated Kitchen Appliances, Utility Room & Ground Floor WC
- Three Bedrooms
- Modern Three Piece Bathroom
- Landscaped Rear Garden With Gated Rear Vehicular Access & Front Driveway

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 where an opening between two low level timber fences leads to an off road parking space laid with shingle footing to the front of the home. External power points have been added with a tiled and pitched dawning above the front door.



THE GRAND TOUR

Once inside, a small entrance lobby is the first space to greet you with freshly laid carpets adorning the stairs to the first floor and main living space coming to your left hand side. The primary reception area is an impressive 20' open plan living space being incredibly well lit due to its dual aspect of upgraded uPVC double glazed windows. Hard wearing wood effect flooring has been laid underfoot with a modern kitchen to the rear of the room boasting integrated appliances to include an oven and hob, dishwasher and fridge/freezer with inset chrome sink overlooking the rear gardens. Just off to the side of the main living area is a handy utility room with further plumbing for a washing machine and newly installed gas combination boiler. Just off to the side of this is a ground floor two piece WC complete with sink and vanity units and rear access doors taking you into the garden.

The first floor landing splits in each direction to offer three separate bedrooms, the slightly smaller coming to the very top of the stairs being more than large enough to accommodate a single bed, home office or nursery setup if required.

Just next door the first of the double bedrooms emerges again overlooking the manicured rear gardens with the largest bedroom coming to the very front, both of which being more than capable of hosting a double bed with further storage solutions and soft furnishings.

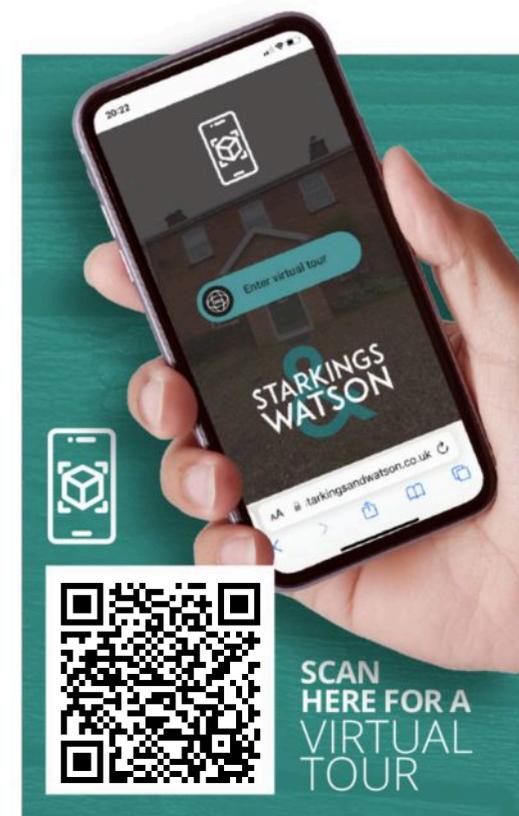
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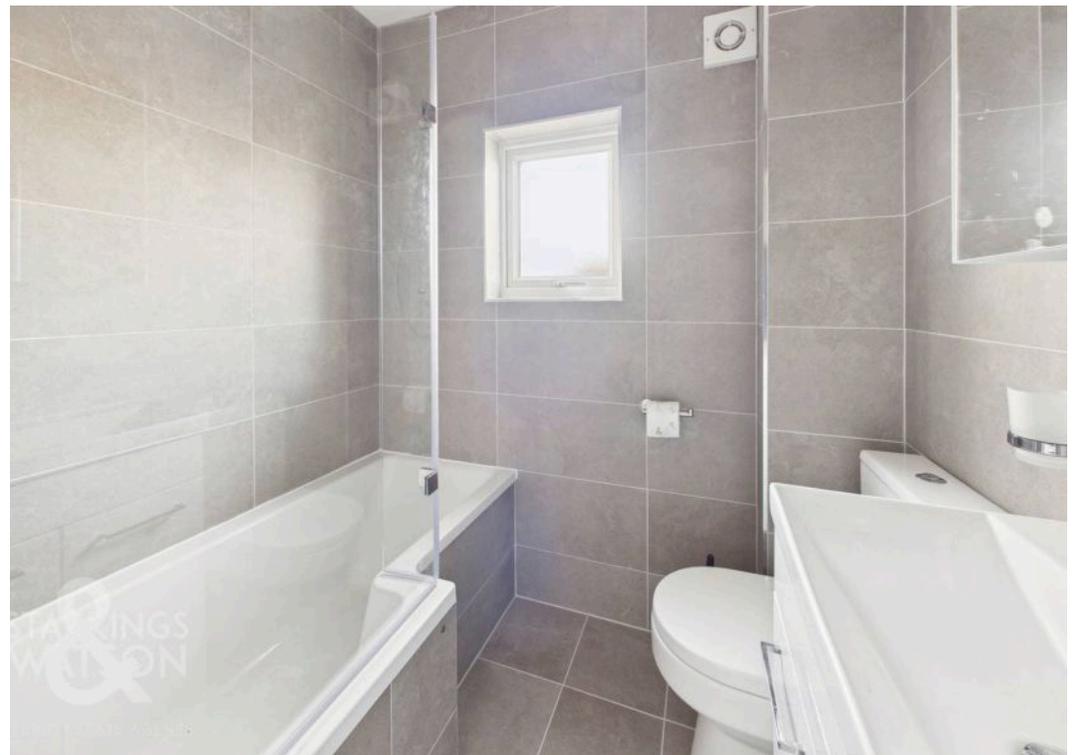
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VIRTUAL TOUR

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

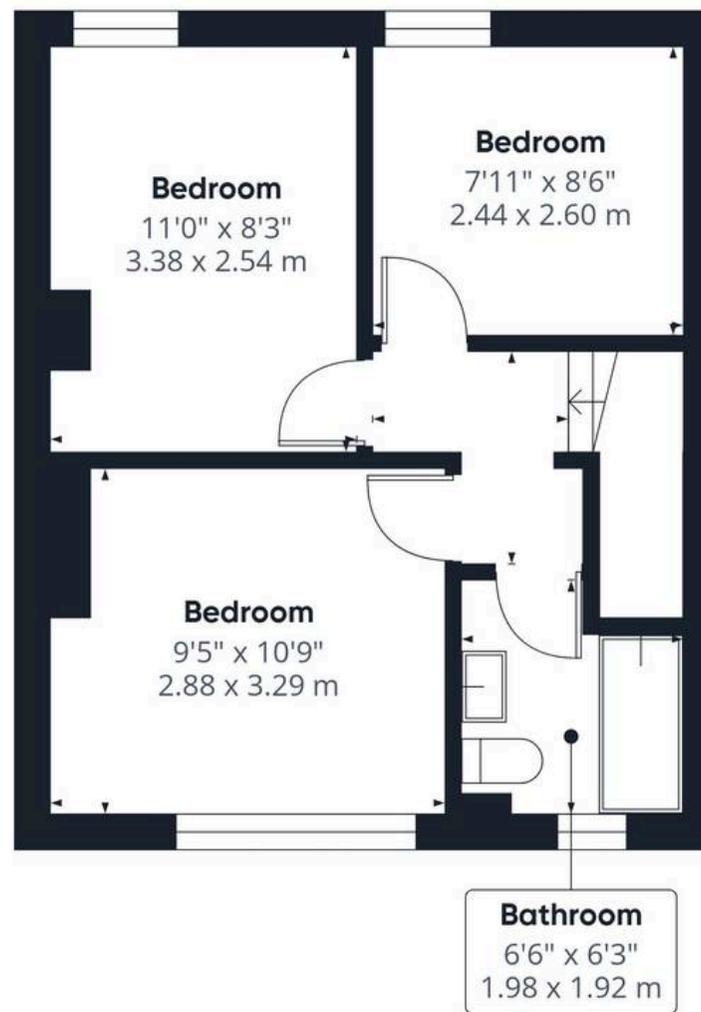
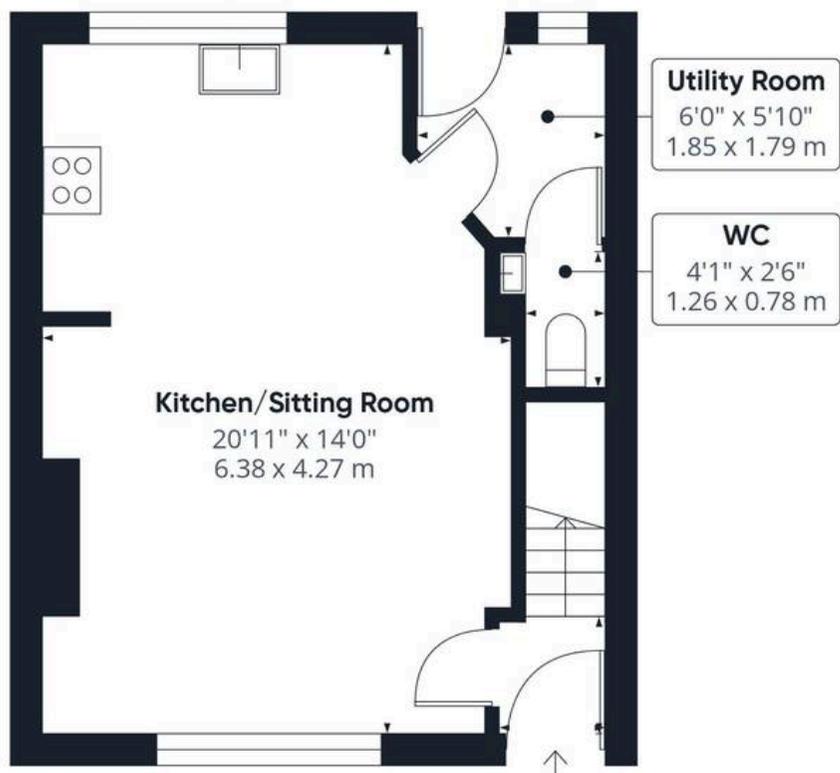




THE GREAT OUTDOORS

The rear garden, much like the inside of the home has been immaculately finished with an extended patio creating the ideal seating space leading to freshly laid lawn all fully enclosed with tall timber panel fencing with the addition of swinging timber gates accessed via a drive at the rear of the property for further vehicular access and parking if required.





Approximate total area⁽¹⁾

670 ft²
62.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360





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