

Aldreds
Estate Agents



59 Springfield Road

Gorleston, Great Yarmouth, NR31 6AD

Offers In Excess Of £250,000



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59 Springfield Road

Gorleston, Great Yarmouth, NR31 6AD

A fantastic hall entrance bay fronted three bedroom semi detached house sitting on the sought after Springfield Road. The property has two reception rooms, a large kitchen/breakfast room, utility room and a WC. On the first floor all three bedrooms and bathroom come separately off landing. Gas central heating and sealed unit double glazing. Front forecourt and rear garden with storage garage.

Entrance Hall

Door to front, stairs rising to landing, radiator.

Lounge

12'11" x 11'8" (3.94 x 3.58)

Bay double glazed window to front aspect, radiator.

Dining Room

12'0" x 10'2" (3.66 x 3.1)

Double glazed window to rear aspect, radiator.

Kitchen/Breakfast Room

20'1" x 9'0" (6.13 x 2.76)

Base & wall units with worktops, two double glazed window to side aspect, door to side, gas hob, electric oven, inset ceiling lights, sink with drainer, integrated washing machine.

Utility Room

5'6" x 3'6" (1.68 x 1.07)

Plumbing for washing machine, wall mounted gas boiler.

WC

Low level WC

Landing

Loft access. All bedrooms and bathroom off landing.

Bedroom 1

15'4" x 12'10" (4.68 x 3.93)

Built on wardrobes, two double glazed window to front aspect, radiator.





Bedroom 2

10'8" x 9'11" (3.27 x 3.03)

Built in wardrobe, double glazed window to rear aspect, radiator.

Bedroom 3

11'0" x 9'0" (3.37 x 2.75)

Double glazed window to rear aspect, radiator.

Bathroom

13'7" x 5'10" (4.15 x 1.8)

Part tiled walls, panel bath, hand basin, shower in tiled cubicle, low level WC, opaque double glazed window to side aspect, radiator.

Outside

Front forecourt with dropped kerb and white line in front. Rear garden mainly paved & lawned with storage garage (5.37 x 2.75) and summer house (2.52 x 2.52).

Tenure

Freehold.

Council Tax

Band C

Services

Mains water, electricity, gas, drainage.

EPC

D rating - 57

Location

Gorleston on Sea is a coastal town 2 miles from Great Yarmouth centre and has a varied selection of local shops * Golf Course * Modern District hospital * Schools for all ages * Library * Regular bus services to the main shopping areas and a sandy beach.

Direction

From our Gorleston office head south along the High Street, continue over the traffic lights in to Lowestoft Road, turn left in to Englands Lane, turn right in to Bells Road, turn right in to Springfield Road.

Ref 18056/05/24



Floor Plan



Viewing

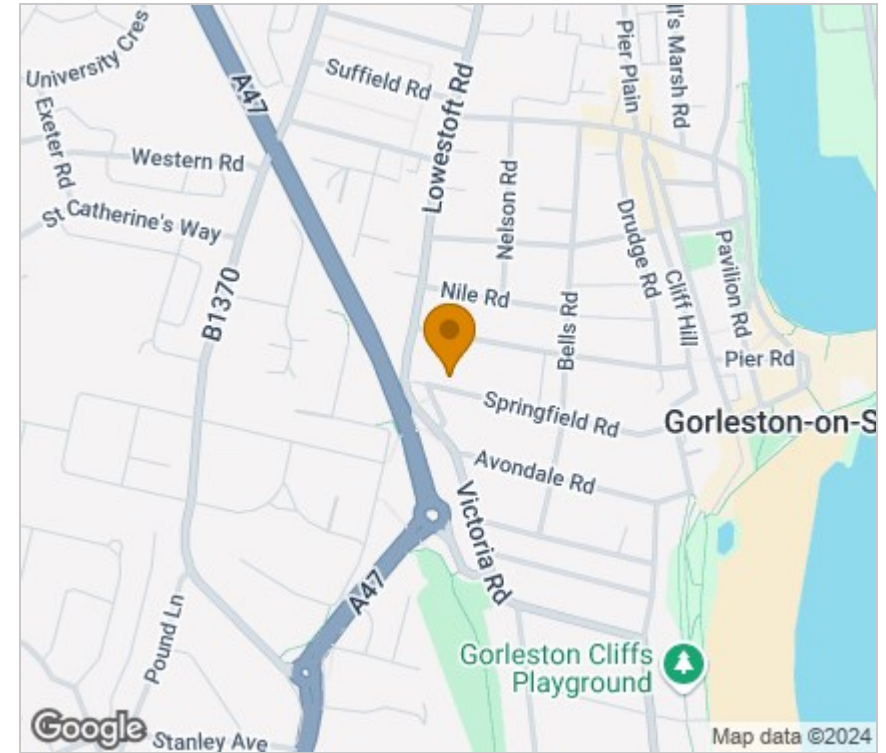
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

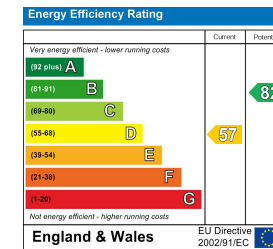
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Area Map



Energy Efficiency Graph



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