

**Aldreds**  
Estate Agents



Flogdell Cottage 237-238 High Street

Gorleston, Great Yarmouth, NR31 6RT

£325,000



## Flogdell Cottage 237-238

Gorleston, Great Yarmouth, NR31 6RT

With river and partial sea views to front, Flogdell Cottage is a superb period style residence sitting in this Central Gorleston-on-Sea location which also has a garage and outbuilding to rear currently used as a gym but with a variety of potential uses. The main house has three reception rooms, kitchen, rear hallway and ground floor cloakroom/utility room. On the first floor there is a landing, three bedrooms and bathroom all leading separately off. Gas central heating and sealed unit double glazing. Outside there is a front forecourt and rear cottage style garden. Carpets as fitted are included in the asking price.

### Lounge

20'9" x 13'6" (6.35 x 4.12)

Door to front, double glazed window to back aspect, door to stairs rising to landing, feature fireplace, tiled floor, oriel feature window to front.

### Breakfast Room

13'1" plus recess x 9'2" (4.01 plus recess x 2.81)

Radiator, door to dining room, open plan to:-

### Kitchen

13'4" x 7'11" (4.07 x 2.42)

Base storage units with roll top work surfaces over, two double glazed windows to rear aspect, gas cooker point, radiator, stainless steel sink and drainer, plumbing for dishwasher.

### Dining Room

11'5" x 10'11" (3.5 x 3.34)

Feature brick fireplace, two built in cupboards, double glazed window to front aspect, radiator in cabinet.

### Rear Hallway

Door to side, door to

### Cloakroom/Utility Room

Low level WC, hand wash basin, plumbing for washing machine, double glazed window to side aspect, storage cupboard.

### Landing

All bedrooms and bathroom leading separately off:-

### Bedroom 1

11'8" plus recess x 10'10" (3.58 plus recess x 3.31)

Double glazed window to front aspect, radiator.





### Bedroom 2

10'10" x 10'5" (3.31 x 3.2)

Two built in wardrobes, double glazed window to front aspect, radiator.

### Bedroom 3

11'11" x 9'9" (3.64 x 2.99)

Double glazed window to rear aspect, built in wardrobe, radiator.

### Bathroom

8'11" x 6'5" (2.72 x 1.98)

Freestanding bath, hand wash basin, bidet, low level WC, double glazed window to rear aspect, heated towel rail.

### Outside

To the rear of the property there is further accommodation incorporating an entrance hall, gym (5.61 x 3.53) and garage (4.35 x 2.96) with power & light. To the front of the property there is a forecourt. The property has a cottage style garden to rear. Potential to add driveway to rear (subject to any necessary consents.)

### Tenure

Freehold.

### Services

Mains water, electricity, gas, drainage

### Council Tax

Band C

### EPC

D Rating - 61

### 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.

### Directions

From the Gorleston office head north along the High Street where the property is on the left.

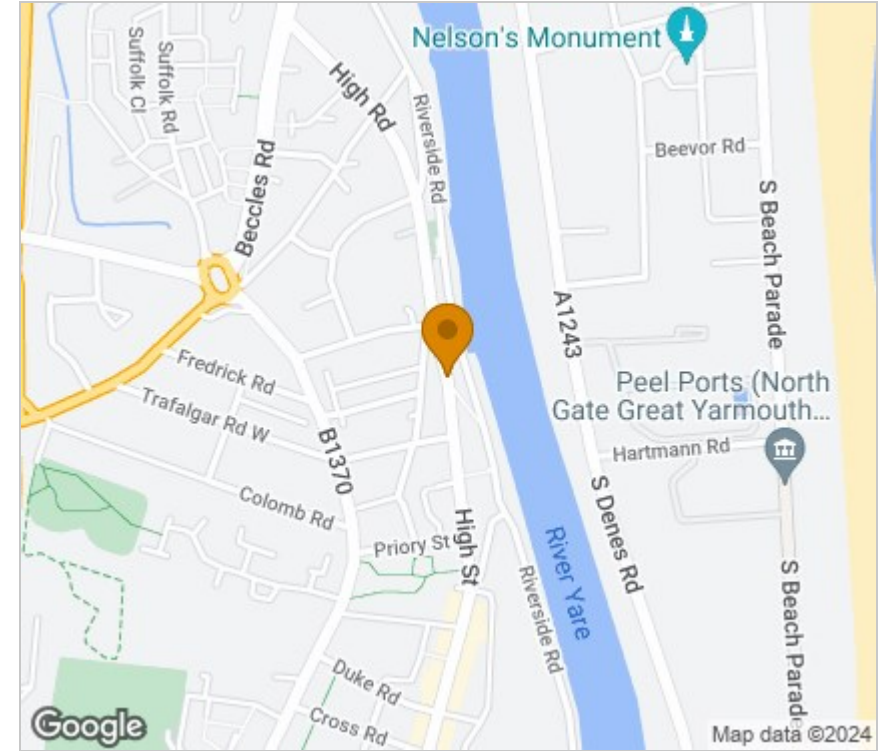
Ref G18052/04/24



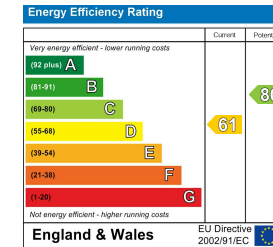
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

149 High Street, Gorleston, Norfolk, NR31 6RB  
Tel: 01493 664600 Email: gorleston@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA