

**Aldreds**  
Estate Agents



Flogdell Cottage 237-238 High Street

Gorleston, Great Yarmouth, NR31 6RT

£315,000



## 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.

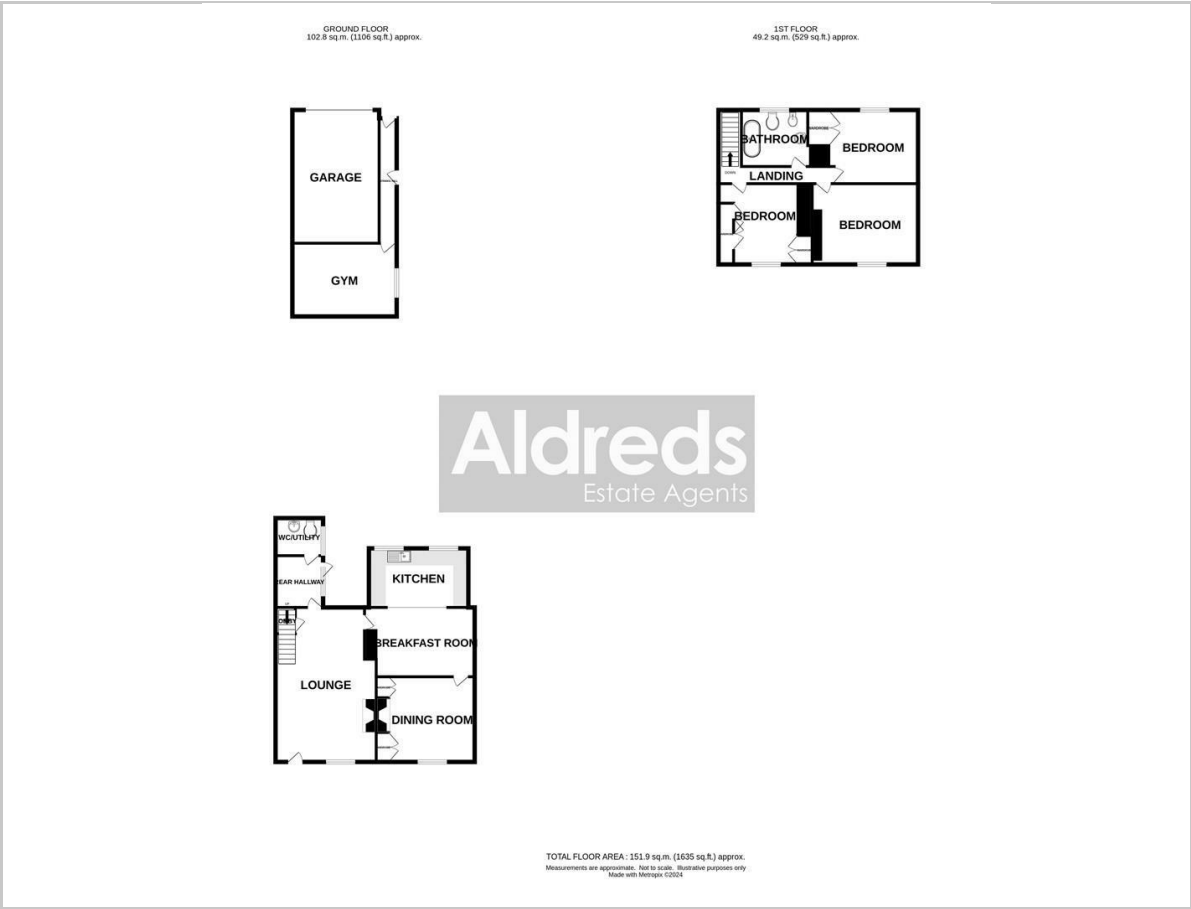
### Directions

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

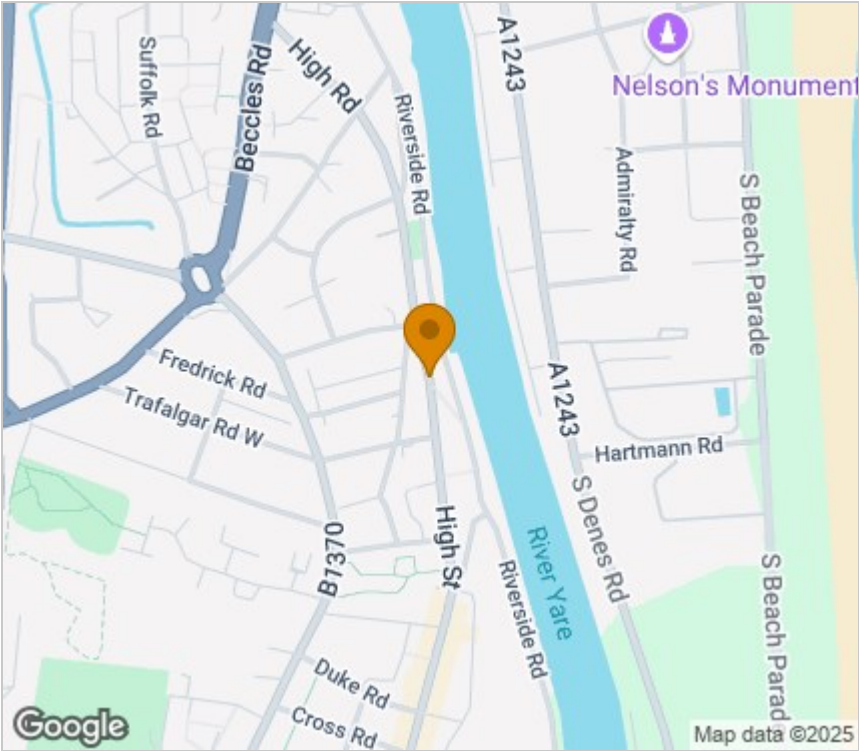
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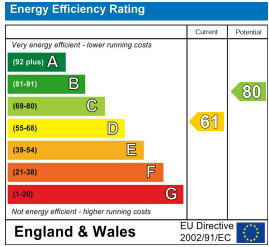
Floor Plan



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.

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