

**Aldreds**  
Estate Agents



35 Sussex Road

Gorleston, NR31 6PF

Offers Over £249,900





## 35 Sussex Road

Gorleston, NR31 6PF

This delightful four-bedroom end-of-terrace house enjoys a prime location in the heart of Gorleston, offering a perfect blend of comfort and convenience. Meticulously maintained, both inside and out, the property presents a warm and inviting atmosphere.

Inside, you'll find two spacious reception rooms ideal for relaxation and entertaining, along with a well-appointed extended kitchen featuring a convenient utility room. A ground-floor shower room adds practicality, while the first floor boasts a family bathroom.

The addition of a loft conversion provides valuable extra space, perfect for a growing family, a home office, or simply enhancing living space. Four generously sized bedrooms offer ample room for everyone to enjoy their own privacy.

Situated in Gorleston town centre, this home offers easy access to local amenities, excellent transport links, and all the conveniences of town living. Whether you're seeking a family home or an investment property, this charming residence is sure to impress.

### Entrance Hall

Enter via upvc double glazed front door, wood effect laminate floor, stairs leading to first floor, access through to shower room, lounge, dining room, kitchen and an under stairs cupboard. One radiator.

### Lounge

14'5" x 14'5" (max) (4.4m x 4.4m (max))

Carpet floor, upvc double glazed bay window to front aspect, decorative mantel piece with gas fireplace, radiator

### Dining Room

12'1" x 11'9" (3.7m x 3.6m)

Wood effect laminate floor, upvc double glazed french doors to rear aspect, radiator

### Kitchen

9'2" x 15'8" (max) (2.8m x 4.8m (max))

Tile floors, upvc double glazed window and door to rear aspect, wood effect laminate counter tops with wall mounted and under counter cupboards. Space for double free standing cooker with extractor fan above. Integrated fridge freezer and dishwasher. upvc double glazed velux window.

### Utility

Tile floor, wood effect laminate counter top with wall mounted cupboards, space for washing machine and tumble dryer. upvc double glazed velux window.

### Shower Room

7'10" x 5'2" (2.4m x 1.6m)

Tile floor, built-in floor to ceiling cupboard, double shower cubicle with wall mounted electric shower, tile splash backs. WC and hand wash basin with vanity unit.







### First Floor Landing

Carpet floor, access to bedrooms, bathroom and stairs leading to second floor loft room. upvc double glazed window to side aspect.

### Bedroom 1

14'9" x 12'9" (max) (4.5m x 3.9m (max))

Carpet floor, upvc double glazed bay window to front aspect, radiator

### Bedroom 2

12'1" x 12'9" (3.7m x 3.9m)

Carpet floor, upvc double glazed window to rear aspect, radiator

### Bedroom 3

8'10" x 8'2" (2.7m x 2.5m)

Carpet floor, upvc double glazed window to front aspect, radiator

### Bathroom

8'6" x 9'2" (2.6m x 2.8m)

Wood effect laminate floor, built in cupboard, upvc double glazed window to rear aspect, WC, hand wash basin, bath tub and separate corner shower cubicle. Tiled walls.

### Bedroom 4/Loft Room

11'1" x 14'9" (3.4m x 4.5m)

Carpet floor, access to eaves storage front and rear, upvc double glazed velux window to rear aspect, radiator.

### Tenure

Freehold

### Services

Mains gas, electric, water, sewage

### Directions

From the Gorleston office head south along the High Street on foot, continue past the Library turning left into Sussex Road, where the property can be found in front of you.

### Location

Gorleston 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.

### Council Tax

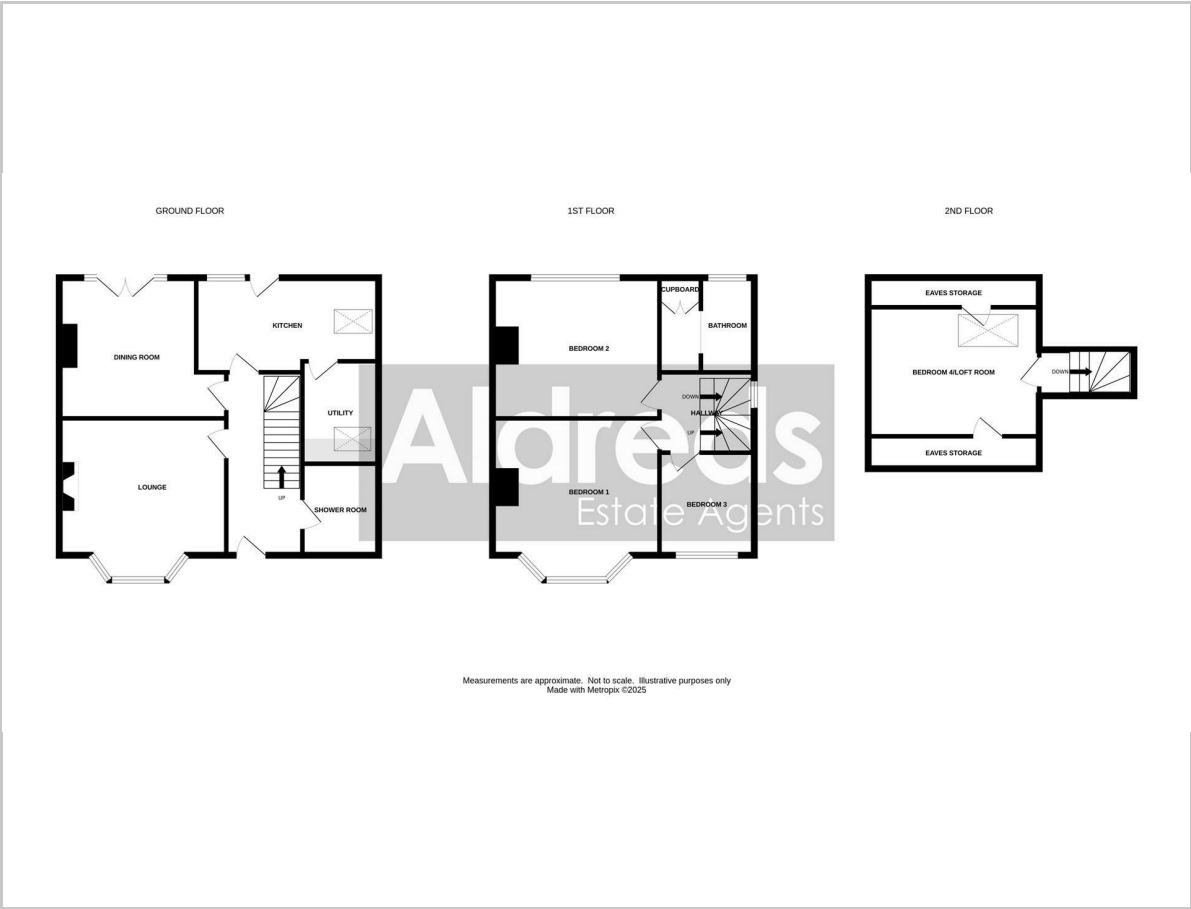
Great Yarmouth Borough Council - Band B

### Ref

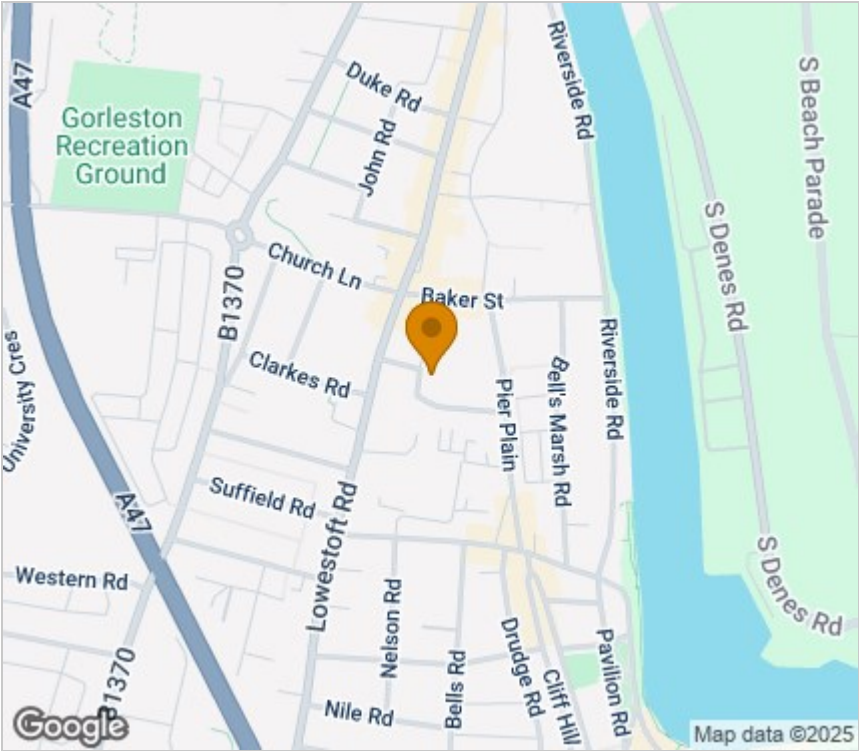
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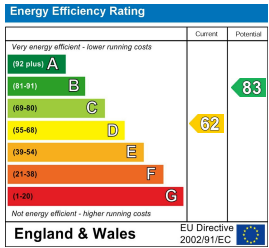
Floor Plan



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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