



Aldreds
Estate Agents

1 Cliff Lane, Gorleston, Great Yarmouth, NR31 6JY

£950,000



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£950,000

1 Cliff Lane

Gorleston, Great Yarmouth, NR31 6JY

- Sea Views
- Three Ensuites
- Popular Location
- Gardens
- Large Kitchen/Breakfast Room
- Fantastic accommodation
- Spacious Living Accommodation
- Oversized Double Garage
- Work From Home/Annexe Space
- Utility Room

VIRTUAL TOUR AVAILABLE ONLINE!!

Spectacular Detached Residence on the Norfolk Coast

Prime Location with Stunning Views

Sitting in one of the most prime positions for a property on this part of the Norfolk Coast, Aldreds are delighted to offer this truly spectacular detached residence with fantastic views of Gorleston Beach, the North Sea, and the towns of Gorleston, Great Yarmouth and Lowestoft. This residence is an epitome of luxury and comfort, making it an ideal home for those who appreciate the finer things in life.

Tripadvisor rates Gorleston Beach as one of the best in Europe!

Wealth of Accommodation

The property offers an abundance of accommodation options tailored to meet various needs. With a large work-from-home space that also has the potential to be converted into an annexe, this home provides flexibility and convenience. The living accommodation is impressive, featuring vaulted ceilings that add a sense of grandeur and spaciousness to the home. Many of the rooms boast sea views.



Kitchen and Utility Spaces

The kitchen is a focal point of the home, designed to cater to both everyday living and entertaining. The large kitchen/breakfast room is perfect for family meals and gatherings. Adjacent to this is a utility room that includes a cloakroom, adding to the practicality of the space.

Luxurious Bedrooms

The property includes several bedrooms, three of which have ensuites, offering privacy and comfort to residents and guests alike. One of the ensuites is particularly notable for its own sitting/sun room, providing a private retreat within the home. The front upstairs bedroom is another highlight, featuring its own balcony that offers stunning views of the surrounding area.

Versatile Work from Home Space

In addition to the living spaces, the property also boasts a large work-from-home area that can be adapted for various uses. This space can be transformed into additional bedrooms, an exercise or gym area, or even an annexe subject to any necessary consents, making it a versatile addition to the home.





Exterior Features

The driveway leads to an oversized double garage, providing ample parking and storage space. The gardens to the east offer superb views and are perfect for outdoor entertaining. To the south, there is a further garden area equipped with a hot tub and seating area.

Additional Features

The property is equipped with gas underfloor heating on the ground floor, ensuring comfort throughout the year. Additionally, it offers a range of extra features such as solar panels, which contribute to energy efficiency, plus a CCTV and Alarm system for enhanced security.

Conclusion

This detached residence on the Norfolk Coast is a rare gem, offering a blend of luxury, comfort, and practicality. With its stunning views, versatile accommodation options, and a wealth of additional features, it is a property that must be seen to be fully appreciated. Whether you are looking for a family home, a place to work from home, or a luxurious retreat, this residence offers it all.

Entrance Hall

Spacious entrance hall with large built-in wardrobe, tiled floor on split level, stairs to landing.

Sitting Room 1 22'0" x 15'10" (6.72 x 4.85)

Family Room, Vaulted ceiling with feature window, patio door leading to garden. Log Burner installed in original fireplace.

Directions

From our Gorleston office head south along the High Street. At the traffic lights turn right onto Church Lane. At the roundabout turn left onto Middleton Road. At the next roundabout turn right onto Lowestoft Road and continue over two sets of traffic lights and at the next roundabout turn left in to Links Road. Where Links Road leads round to the left into Yallop Avenue, bear right onto the other section of Links Road which leads into Cliff Lane at the end.



Dining Room 14'3" x 10'9" (4.35 x 3.3)

Vaulted ceiling with feature window, large patio door leading to garden/hot tub

Sitting Room 2 19'8" x 17'4" (6 x 5.29)

Movie Room/ Games Room, vaulted ceiling with feature window double glazed window with Sea views, wake up to the sun rise like very few others.

Kitchen/Breakfast Room 21'7" max 8'1" min x 19'0" max 10'11" min (6.6 max 2.47 min x 5.8 max 3.34 min)

Oak Base and wall units with worktops, Granite Island, inset ceiling lights, two double glazed windows, sink with drainer, integrated dishwasher, electric hob, double ovens and American fridge freezer.

Utility Room 12'0" x 6'10" (3.68 x 2.1)

Door to garden and door to integrated garage, sink with drainer, plumbing for washing machine and vent for tumble dryer.

Cloakroom

Low level WC, hand basin, double glazed window, airing cupboard and storage.

Master Bedroom 22'3" x 13'3" (6.8 x 4.04)

Vaulted ceiling with fitted in wardrobes, glazed window with amazing sea views, door to ensuite

Ensuite 9'4" x 6'2" (2.86 x 1.88)

P shaped bath with shower, hand basin, low level WC, tile walls, door to

Sitting/Sun Room

Double glazed windows, double glazed French doors to garden, sea views and views of the promenade.

Bedroom 2 22'5" max 12'4" min x 15'9" max 6'7" min (6.85 max 3.77 min x 4.82 max 2.01 min)

Three large walk in built-in wardrobes, double glazed window with sea views, door to

Ensuite 12'11" x 8'9" (3.95 x 2.67)

Part tiled walls and floor, panel bath, hand basin, shower cubicle, low level WC, double glazed window with views of the Promenade and sea.

Landing

With seating area

Bedroom 3 18'2" max 7'6" min x 16'9" max 9'3" min (5.56 max 2.31 min x 5.11 max 2.82 min)

Built in wardrobe, two Velux windows, door to

Ensuite 7'2" x 6'11" (2.2 x 2.13)

Shower in cubicle, hand basin, low level WC

Bedroom 4 18'9" x 13'6" max 10'11" min (5.74 x 4.14 max 3.34 min)

Second best room in the house, door to balcony, sea views, eaves storage and loft storage.

WORK FROM HOME AREA/POTENTIAL ANNEXE

Room 1 14'2" x 12'0" (4.33 x 3.66)

Double glazed door, air conditioning, door leading to

Inner hallway with small kitchen unit suitable for microwave, with door leading to

Cloakroom

Low level WC, hand basin

Room 2 7'10" x 7'1" (2.4 x 2.17)

Double glazed window

Room 3 11'1" x 10'11" (3.38 x 3.33)

Double glazed window with views of the Promenade and sea

Outside

To the east of the property there is a paved and lawned area sloping down to the sea defences, offering fantastic views of the east coast from Great Yarmouth to Lowestoft. Established bushes and shrubs, partially landscaped for additional planting. To the south side of the property there is a seating area, leading to a lawned and shingled area containing a hot tub. To the west, there is another shingled area with two timber sheds, one has power and partially insulated. Driveway to oversized double garage, twin electric security roller doors, power & light (and even a TV!)

Tenure

Freehold

Specification and Features

Data cabling and Wi-Fi throughout the property with 1GB broadband available.

15 CCTV cameras and built in AJAX alarm system.

2.28kWp solar panel array

Air Conditioning (Annex)

Underfloor central heating controlled by Tado (app)

Services

Mains water, electricity, gas, drainage

Council Tax

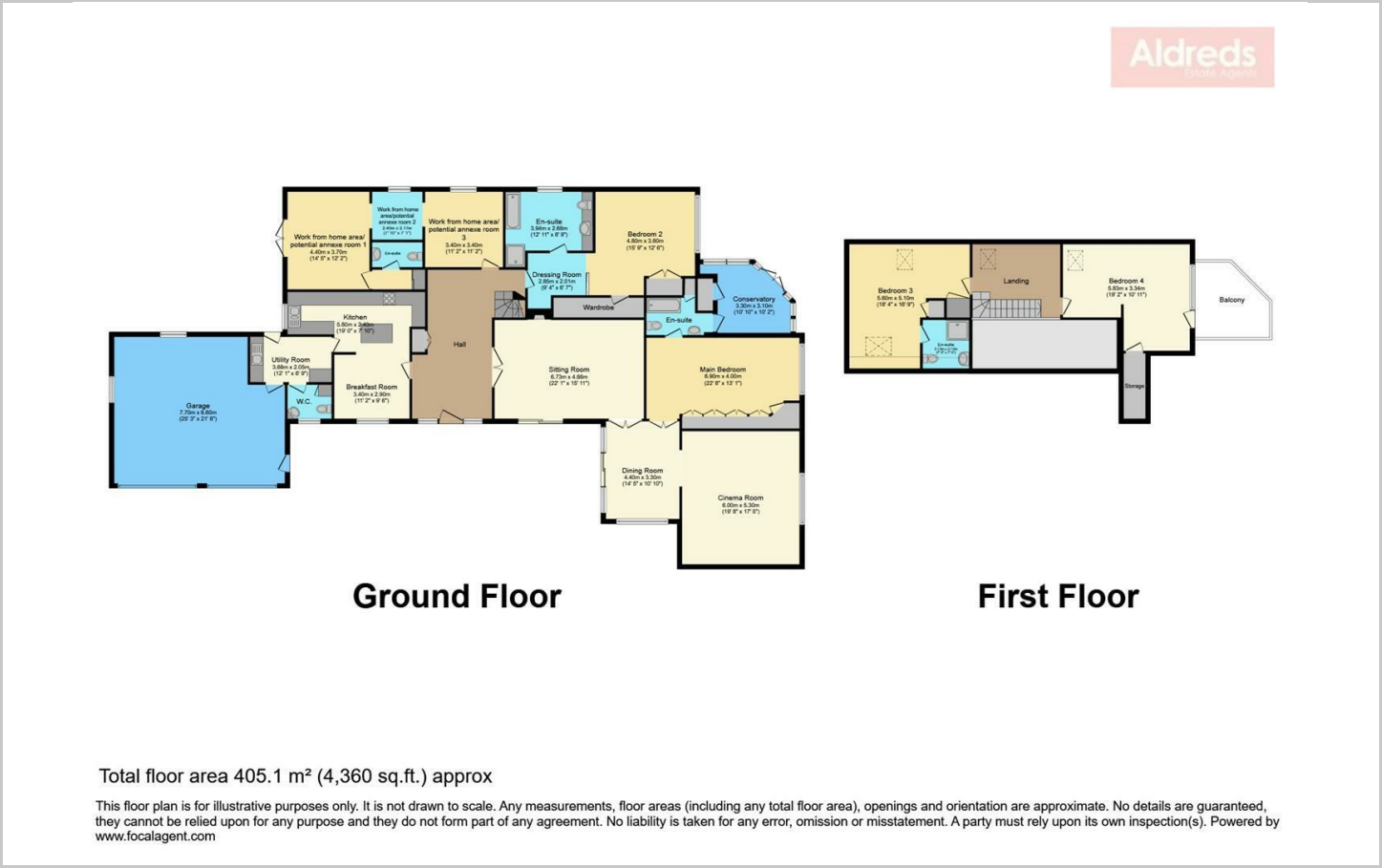
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Location

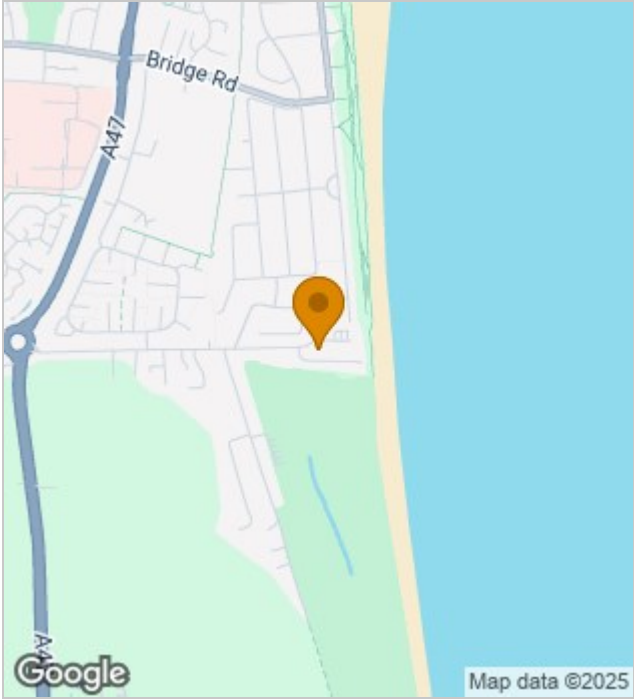
Gorleston on Sea is a coastal town 2 miles from Great Yarmouth centre and has a varied selection of local shops * Golf Course * Modern District hospital * Schools for all ages * Library * Regular bus services to the main shopping areas and a sandy beach.

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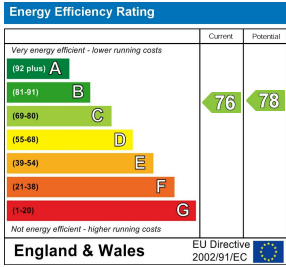
Floor Plans



Location Map



Energy Performance 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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