

Aldreds
Estate Agents



6 Springfield Road, Gorleston, NR31 6AE

£415,000



5



3



2





£415,000

6 Springfield Road

Gorleston, NR31 6AE

- 5 bedroom semi-detached house
- 3 stories
- A stones throw from Gorleston beach
- Kitchen and utility with stunning granite counter tops
- Off road parking for 3 vehicles
- Easy maintenance rear garden
- Master bedroom with en suite
- Convenient amenities and transport links nearby

An excellent opportunity to acquire this substantial five-bedroom semi-detached house, conveniently arranged over three storeys and offering generous family accommodation. Located just a stone's throw from the ever-popular Gorleston beach, this property perfectly blends coastal living with everyday convenience. The ground floor boasts a modern kitchen and utility area featuring stunning granite countertops. Upstairs, the accommodation includes five well-proportioned bedrooms, with the master bedroom benefiting from an en-suite facility. Externally, the property features valuable off-road parking for up to three vehicles to the front. To the rear, there is an easy-maintenance garden, providing outdoor space without demanding extensive upkeep.



Entrance Hall

Tile floor, stairs leading to first floor, access to lounge and kitchen, under stairs cupboard.

Lounge 20'11" x 13'9" (6.4m x 4.2m)

Carpet floor, double glazed bay windows to front, stone fire place with log burner, radiator.

Kitchen/Diner 16'4" x 13'9" (5.0m x 4.2m)

Tile floor, double glazed bifold doors to rear, granite worktops with, integrated dishwasher and stainless steel sink and draining board. Space for free standing cooker oven, wine cooler, American style fridge freezer, under counter and wall mounted cupboards and drawers, radiator, opening access to snug.

Snug 12'5" x 11'9" (3.8m x 3.6m)

Tile floor, access to pantry, utility, bedroom 5. Double glazed window to side, radiator.





Utility 11'9" x 8'6" (3.6m x 2.6m)

Tile floor, granite work tops, double glazed door and window to side, space for washing machine and tumble dryer, stainless steel sink with draining board, access to boiler room

Boiler Room 8'6" x 6'6" (2.6m x 2.0m)

Vinyl floor, double glazed window to rear, Vailant boiler (2017), small loft hatch. Access to downstairs WC.

WC 2'11" x 6'6" (0.9m x 2.0)

Vinyl floor, WC, sink with vanity unit, tiled walls, heated towel rail, double glazed window to side.

1st Floor Landing

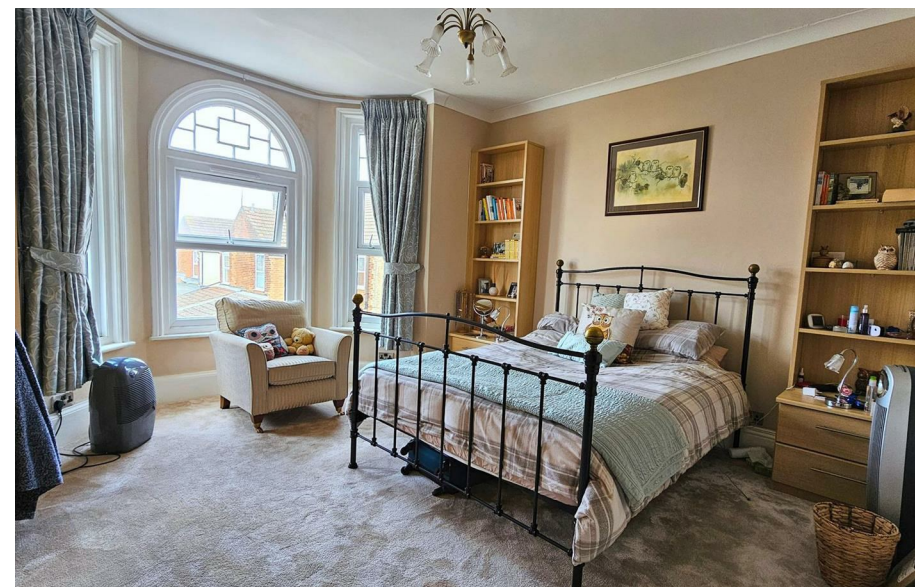
Carpet floor, access to stairs leading up to second floor, two bedrooms, family bathroom and airing cupboard. Double glazed windows to front and side, radiator.

Master Bedroom (First Floor) 20'11" x 13'1" (max) (6.4m x 4.m (max))

Carpet floor, double glazed bay window to front, built in wardrobes and side units, radiator, access to en suite.

Directions

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.



En Suite 6'10" x 6'2" (2.1m x 1.9m)

Vinyl floor, WC, basin, shower cubicle with wall mounted shower, heated towel rail. Partially tiled walls.

Bedroom 2 (First Floor) 16'4" x 13'9" (5.0m x 4.2m)

Carpet floor, double glazed window to rear, radiator.

Bedroom 5 (First Floor) 12'1" x 8'8" (3.69m x 2.66m)

Up stairs from snug, carpet floor, radiator, double glazed window to side.

Family Bathroom 11'9" x 8'10" (3.6m x 2.7m)

Vinyl floor, partially tiled walls, WC, basin, bath, shower cubicle with wall mounted shower, heated towel rail. Double glazed window to side.

Airing Cupboard 8'2" x 3'3" (2.5m x 1.0m)

Carpet floor, radiator, double glazed window to side.

2nd Floor Landing

Carpet floor, access to two bedrooms, shower room and cupboard.

Bedroom 3 (Second Floor) 17'4" x 11'9" (max) (5.3m x 3.6m (max))

Carpet floor, radiator, double glazed window to front with small brick balcony.

Bedroom 4 (2nd Floor) 16'4" x 12'1" (5.0m x 3.7m)

Carpet floor, radiator, double glazed window to side, walk in wardrobe/dressing room. Access to loft via hatch.

2nd Floor Shower Room

Vinyl floor, WC, basin with vanity unit, corner shower cubicle with wall mounted shower.

Tenure

Freehold

Council Tax

Great Yarmouth Borough Council - C

Services

Mains water, electricity, gas, drainage.

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 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 left in to Springfield Road.

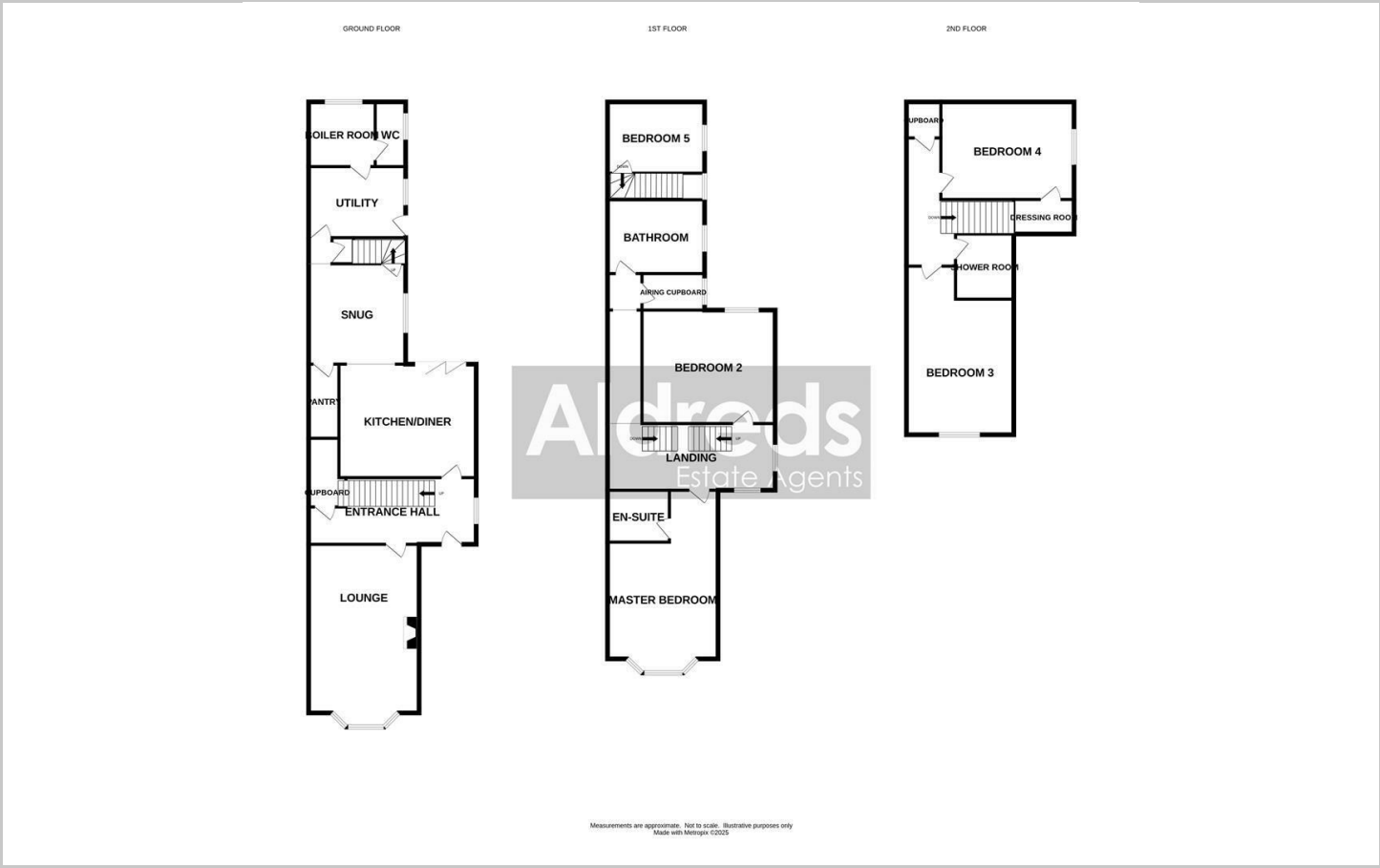
What3Words

///desks.strides.hammocks

Ref

G18293/04/24

Floor Plans

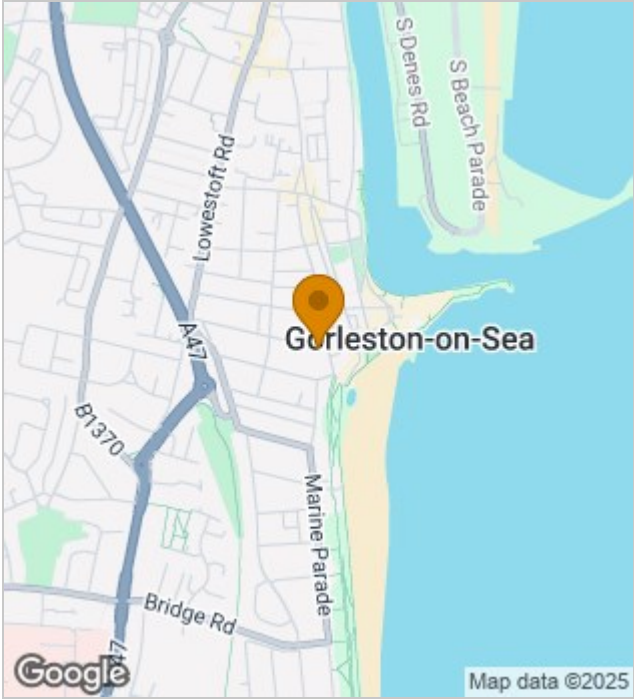


Viewing

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.

Location Map



Energy Performance Graph

