

Aldreds
Estate Agents



6 Springfield Road, Gorleston, NR31 6AE

£415,000





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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.

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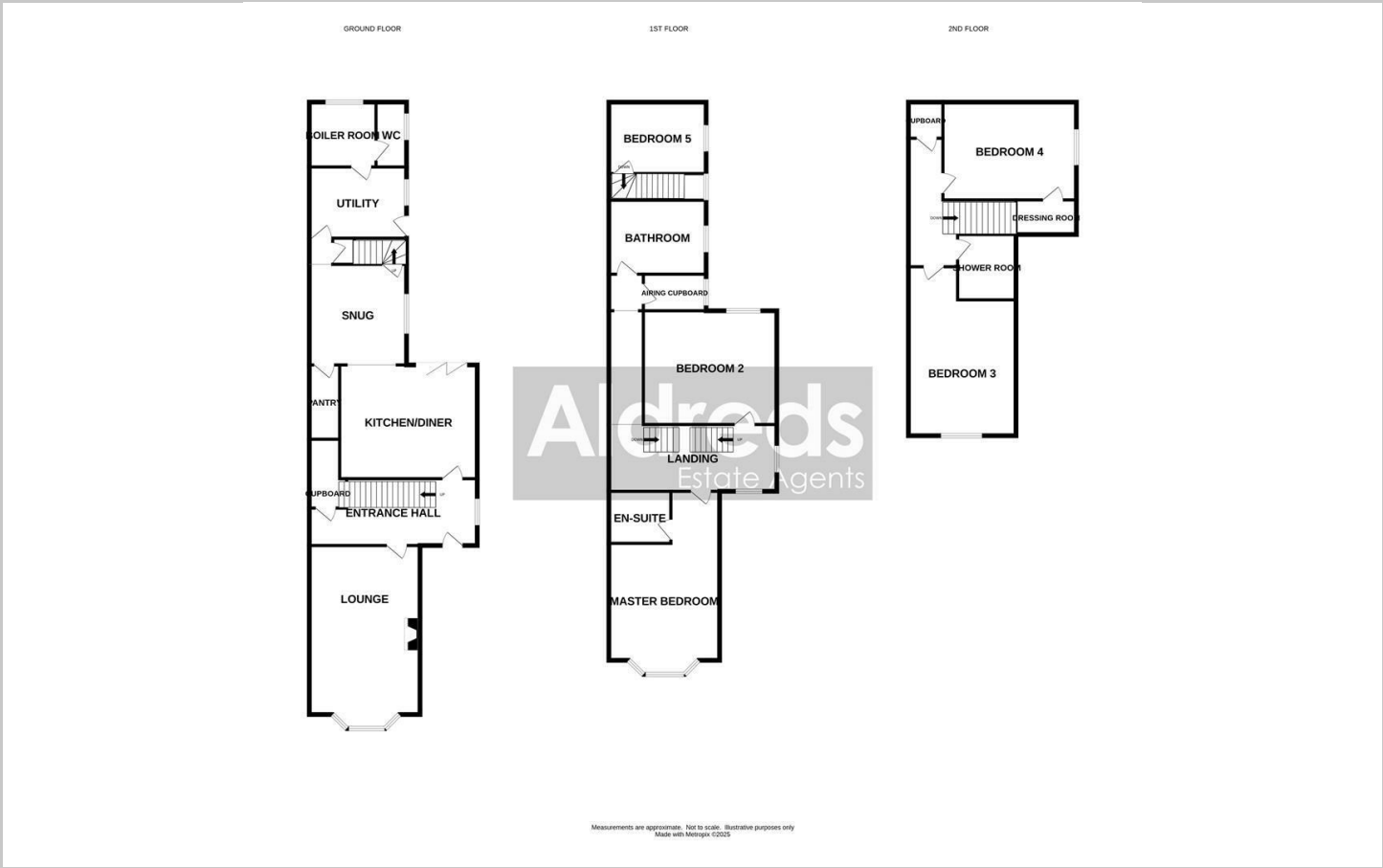
What3Words

///desks.strides.hammocks

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G18293/04/24

Floor Plans

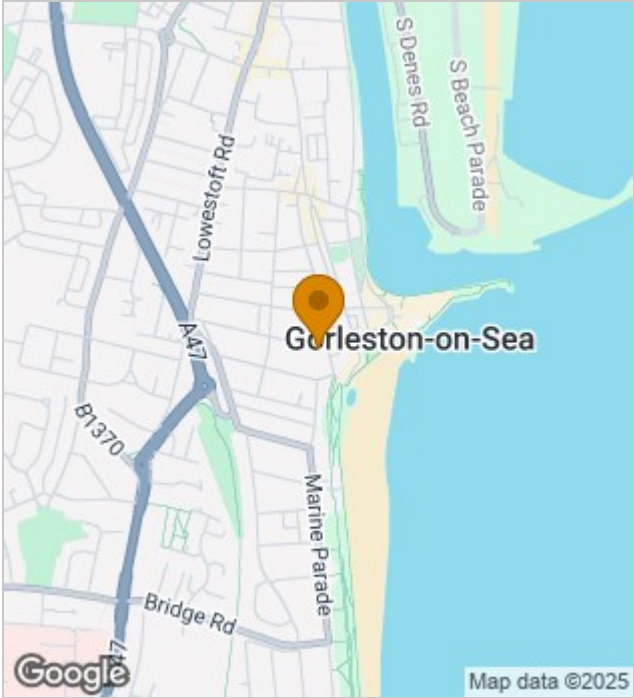


Viewing

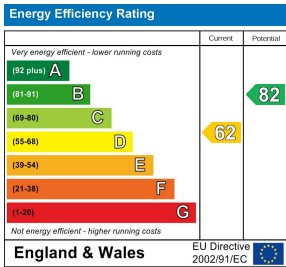
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

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Location Map



Energy Performance Graph



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