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£350,000



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62 Upper Cliff Road Gorleston, NR31 6AJ

- OVER 1,800 of LUXURY LIVING
- SOUGHT AFTER LOCATION NEAR BEACH
- CONTEMPORARY KITCHEN/B'FAST ROOM
- TWO LIVING ROOMS
- LUXURY BATH & SHOWER ROOMS
- SELF CONTAINED ANNEX
- FOUR DOUBLE BEDROOMS
- DOUBLE GLAZING THROUGHOUT
- GAS CENTRAL HEATING
- LARGE COURTYARD TO REAR

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Enter through the modern part-glazed front door into your delightful new family home. Quality LVT underfoot, a radiator and doors lead off to both Reception Rooms, Dining Room and Kitchen. A further door allows access to your Annex, your carpeted staircase leads you up to all first-floor rooms and there's a handy storage cupboard under. Simply kick off your shoes, hang up your coat and relax in your new home.

Lounge 3.33m x 4.69m (10' 11" x 15' 5") into bay

One of two magnificent bay fronted Lounges, this one features uPVC sealed unit double glazing to front aspect, a fitted carpet, radiator and fireplace.

Sitting Room 3.25m x 4.69m (10' 8" x 15' 5") into bay

Pretty much a mirror image of your Lounge, across the Hallway, your second lounge also features a huge bay with uPVC sealed unit double glazing, features a fitted carpet, radiator and fireplace.

Dining Room 3.64m x 3.25m (11' 11" x 10' 8")

Located centrally, adjacent to your Kitchen with ample space for a family dining suite, your separate Dining Room features a uPVC sealed unit double glazed window to rear aspect, a fitted carpet and radiator.

Kitchen Breakfast Room 7.37m x 2.80m (24' 2" x 9' 2")

The heart of any family home is usually the Kitchen... and this Kitchen Dining Experience is no different!

Made up of two halves, your Kitchen side features a range of modern contemporary wall and base units fitted to three walls complete with 'vanilla' coloured shaker style doors and drawers with a square edge worktop and attractive tiling over. Integrated appliances include a large gas hob with extractor hood over and eye level double oven and grill. There's also a tall fridge freezer, dishwasher, automatic washing machine and tumble dryer. Your one-and-a-half bowl sink and drainer is located under your uPVC sealed unit double glazed window and your back door leads you outside.

At the other end, ample space is provided for a small breakfast table, there's a further uPVC sealed unit double glazed window and radiator. The whole room features a flat ceiling with inset spotlights and tiled flooring underfoot.

SELF CONTAINED ANNEX

Studio Lounge / Bedroom 5.01m x 2.75m (16' 5" x 9') max length

If you require separate living for a family member, then look no further. This reception features light beamed in through 'high-up- window, there's a fitted carpet and radiator. An opening leads you into your Kitchen and a sliding door to...

Shower Room 2.46m x 1.00m (8' 1" x 3' 3")

A suite comprises of a shower cubicle, wash and basin and low-level WC.

Kitchen 2.46m x 1.00m (8' 1" x 3' 3")

Your Annex Kitchen features a range of base and wall units fitted to two walls complete with white doors and drawers and a roll edge worktop and breakfast bar over. There's ample space provided for your fridge freezer and automatic washing machine, however an electric hob and oven below are integrated. Ceramic tiling is laid to floor and your uPVC sealed unit double glazed door leads you out to the Garden.

FIRST FLOOR

Landing

At the top of the stairs, your landing features doors leading off to all first-floor rooms.

Bedroom 1 4.24m x 3.80m (13' 11" x 12' 6")

A magnificent double Bedroom with two uPVC sealed unit double glazed windows, fitted carpet and radiator.

Bedroom 2 3.80m x 3.25m (12' 6" x 10' 8")

Also located at the front part of the house, this one features a uPVC sealed unit double glazed window, fitted carpet and radiator.

Bedroom 3 3.64m x 3.25m (11' 11" x 10' 8")

Bedroom 3 features a uPVC sealed unit double glazed window, fitted carpet and radiator.

Bedroom 4 3.64m x 2.65m (11' 11" x 8' 8")

The smallest of the four is still a good size double with a uPVC sealed unit double glazed window, radiator and fitted carpet.

Shower Room 3.71m x 1.73m (12' 2" x 5' 8") 'L' shape max

Your gorgeous Shower Room features a large cubicle, pedestal sink and low-level WC. There's also an opaque uPVC sealed unit double glazed window, heated towel rail and vinyl floor covering.

Bathroom 3.67m x 2.80m (12' x 9' 2")

Your luxury bathroom features a suite comprising of a centre tap free standing bathtub. Pedestal sink and low-level WC. There's also an opaque uPVC sealed unit double glazed window, heated towel rail and vinyl flooring. Your brand new boiler which includes a 10 year warranty is housed here too.

OUTSIDE

Front Garden & Rear Courtyard

Plenty of curb appeal here. To the front a small wall allows privacy and brickweave leads up to your front door.

Your rear enclosed Courtyard is laid to patio, a gate to front access and timber workshop / storage also featured.

SUMMARY

If you are looking for spacious living, close to the beach and can make use of this superb Annex, maybe for a teenagers pad or elderly relative, then call us now.

You won't regret it.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.





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YOUR SELF-CONTAINED ANNEX



TEENAGERS PAD, ELDERLY RELATIVE OR GUEST SUITE?

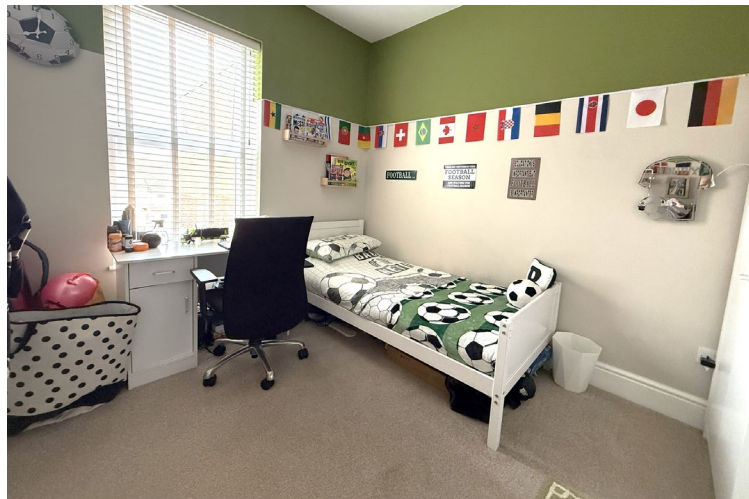
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STUNNING DOUBLE BAY FRONTED TOWN HOUSE | INCLUDES SELF CONTAINED ANNEX

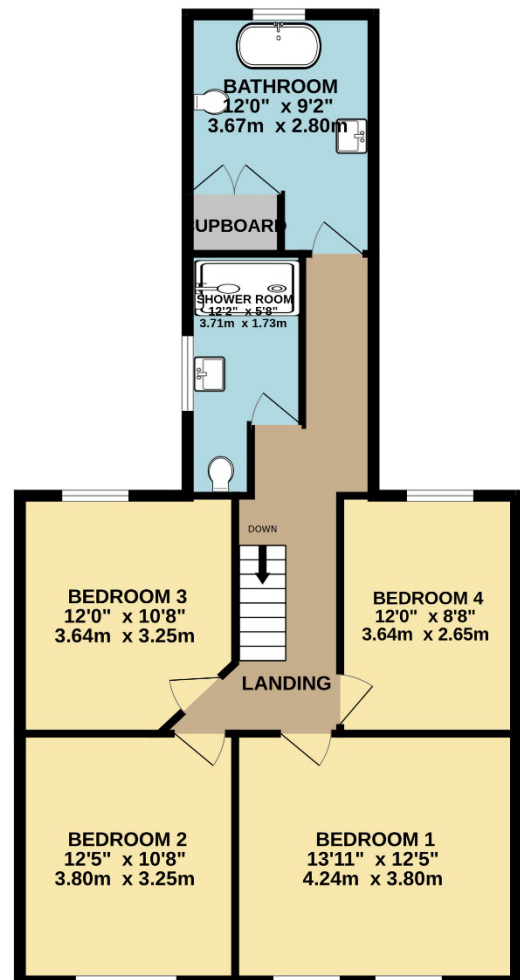
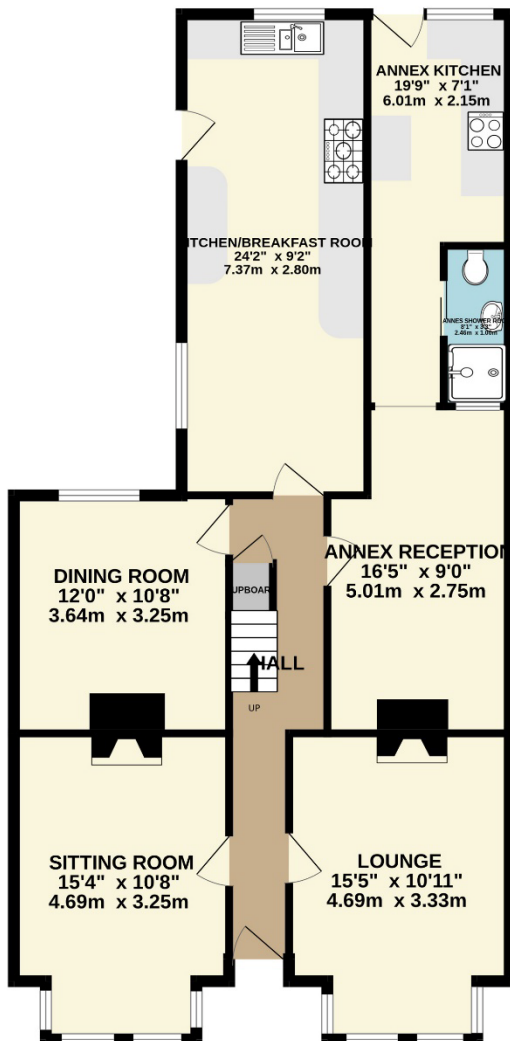
We are delighted to offer for sale this super larger style four Bedroom Victorian terraced Townhouse located in the seaside town of Gorleston on Sea. Your accommodation comprises of two Reception Rooms to front, a grand Dining Room, modern contemporary Kitchen Breakfast Room and your self-contained Annex on the ground floor, while upstairs, four double Bedrooms, and luxury Bathroom and Shower Room. Your Annex features a fitted Kitchen, Studio Lounge and Shower Room. All this with the creature comforts of double glazing and gas central heating, including brand new boiler. Outside to the rear you have a Courtyard style rear Garden timber Workshop.

EXCELLENTLY PRESENTED | OVER 1,800 SQ FT OF LIVING

LOCATION AND AMENITIES

Upper Cliff Road residential neighbourhood close to Gorleston town centre. It is convenient for a range of amenities such as a local post office, pubs, good schools for all ages, supermarkets and the thriving High Street of Gorleston-on-Sea with its range of shops, restaurants and the stunning sandy beach less than a quarter of a mile away. Only a short drive in either direction and you'll find yourself in the beautiful Norfolk or Suffolk countryside.

Contact: STEVE NEWSHAM | Email: steve@one-estates.co.uk | Mobile: 07785 581002



62 UPPER CLIFF ROAD, GORLESTON

TOTAL FLOOR AREA : 1833 sq.ft. (170.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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