



High Street, Gorleston GREAT YARMOUTH NR31 6RQ

welcome to

High Street, Gorleston GREAT YARMOUTH

An Immaculate high-spec maisonette, offering spacious living areas & elegant finishes.



Entrance

Welcoming entrance hall with double glazed door to front aspect, wood laminate flooring, radiator, covered fuse box & stairs to first floor

First Floor

Hallway

Spacious hallway comprising of understairs storage space, 2 x radiators, wood laminate flooring, spotlights & access to both floors

Open Plan Kitchen & Lounge

Lounge

17' 10" x 12' (5.44m x 3.66m)

Beautifully designed living area, the perfect central gathering space for relaxing & entertaining.

4 x double glazed windows to side & front aspect, wood laminate flooring, TV point, cornice coving, radiator & stunning exposed brick built feature fireplace with log burner

Kitchen

12' 8" x 12' 4" (3.86m x 3.76m)

Modern, well appointed kitchen, with 3 x double glazed windows to front aspect. A range of wall and base units & complimentary wooden roll top work surfaces over, ceramic Belfast sink, Integrated oven & microwave, gas hob with extractor fan over, integrated fridge/freezer & dishwasher, radiator, splashback tiling, spotlights, power points, wood laminate flooring & space for dining table & chairs

Bedroom Three

10' 10" x 8' 8" (3.30m x 2.64m)

Double glazed window to side aspect, radiator, spotlights & wood laminate flooring

Bedroom Four

7' 1" x 8' 10" (2.16m x 2.69m)

Adjacent to bedroom three.

Double glazed window to side aspect, radiator, spotlights & wood laminate flooring

Second Floor

Bathroom

10' 6" x 8' 8" (3.20m x 2.64m)

Well presented bathroom suite, with double glazed opaque window to side aspect, traditional freestanding roll top bath, large shower cubicle with chrome rainfall shower, tiled splashback & glass surround, double hand basins with vanity unit under, heated towel radiator, geometric floor tiles, spotlights & shaver point

Wc

W/C, geometric tiled flooring, radiator & spotlights

Bedroom Two

12' 3" x 9' 5" (3.73m x 2.87m)

Double glazed window to rear aspect, wood laminate flooring, radiator & downlight spotlights

Bedroom One

24' 6" x 17' 9" (7.47m x 5.41m)

Front and rear velux windows with sea views, eaves storage space, spotlights, wood laminate flooring, radiator, plumbing for washing machine & space for tumble dryer



view this property online williamhbrown.co.uk/Property/WEA107234



welcome to

High Street, Gorleston GREAT YARMOUTH

- Stunning Four Bedroom Maisonette
- Tastefully Designed Throughout
- Envious Highstreet Location
- Spacious Open Plan Kitchen & Living Area
- High Spec Appliances

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 05 May 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£260,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WEA107234](https://www.williamhbrown.co.uk/Property/WEA107234)



Property Ref:
WEA107234 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01493 661999



Gorleston@williamhbrown.co.uk



142 High Street, Gorleston, GREAT YARMOUTH, Norfolk, NR31 6RB



williamhbrown.co.uk