



**Wharf View Riverside Road, Gorleston Great Yarmouth NR31  
6QA**



**welcome to**

**Wharf View Riverside Road, Gorleston Great Yarmouth**

Where coastal living meets convenience - A modern & inviting 3 storey Townhouse with picturesque views



### **Entrance Hall**

Door to front aspect, carpeted stairs to first floor & doors to bedroom & shower room

### **Shower Room**

Modern suite, comprising of opaque window to front aspect, large shower cubicle with chrome thermostatic shower attachment, wash hand basin with vanity unit under, W/C, heated towel radiator, spot lights, fully tiled walls & laminate flooring

### **Bedroom One**

10' 7" x 8' 4" ( 3.23m x 2.54m )

Double glazed Velux window, carpeted flooring, ceiling light, radiator

### **Lounge / Kitchen & Dining Area**

19' 9" x 16' 9" ( 6.02m x 5.11m )

Modern & well appointed open plan living area...  
Perfect central gathering hub for those to enjoy with friends and family

Lounge - uPVC French doors, leading to private Juliet balcony area, wood laminate flooring, spot lights & TV point

Kitchen - Modern kitchen with double glazed window to rear aspect. A range of wall and base units & complimentary granite roll top work surfaces over, built in electric oven, ceramic hob & extractor over, plumbing for washing machine, space for free standing fridge/freezer, sink & drainer with mixer tap, splashback tiling, wood laminate flooring, spot lights & space for dining table & chairs.

Single door leading to rear garden, stairs to ground floor entrance door & first floor landing

### **Bedroom Two**

10' 5" x 8' 2" ( 3.17m x 2.49m )

Double glazed Velux window, carpeted flooring, ceiling light & radiator

### **Bedroom Three**

12' 6" x 10' 2" ( 3.81m x 3.10m )

Double glazed windows to front aspect, carpeted flooring, spotlights, radiator, door to communal corridor & 2 x generous storage cupboards

### **Bathroom**

Double glazed window to rear aspect, paneled bath with shower attachment, wash hand basin with vanity under, W/C, fully tiled walls & spot lights

### **Rear Garden**

Fully enclosed rear garden, perfect for those who enjoy alfresco dining. Mostly laid to lawn with artificial grass, & decked area. Planted with mature potted plants & space for storage shed & gated access to rear



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## Wharf View Riverside Road, Gorleston Great Yarmouth

- 3 Storey Townhouse with Stunning River Views
- Envious Riverfront Location
- Modern & Contemporary Feel Throughout
- Private Enclosed Garden & Juliet Balcony
- Bathroom & Separate Shower Room

Tenure: Freehold EPC Rating: C

# £265,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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