



**Stuart Close, Gorleston GREAT YARMOUTH NR31 7BU**



**welcome to**

**Stuart Close, Gorleston GREAT YARMOUTH**

A charming Two-bedroom mid- terraced house, offering spacious reception rooms, and heaps of character throughout! Perfect first time buy or investment property



## Auctioneer's Comments

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### Entrance Hall

A welcoming entrance hall, comprising of double glazed uPVC door to front aspect, window to side, radiator, ceiling light, carpeted floor and stairs to first floor landing. Doors allow access to ground floor reception rooms

### Lounge

10' 6" x 10' 4" ( 3.20m x 3.15m )

A spacious living area, with double glazed window to front aspect, carpeted flooring, pendant ceiling light, coved ceiling, radiator, wall sockets, TV point, inset alcove with shelving, and feature electric fireplace with wooden mantle and marble hearth

### Dining Room

15' 11" x 9' 10" ( 4.85m x 3.00m )

Carpeted flooring, ceiling light, radiator, wall sockets, coved ceiling, built in storage cupboard and lovely feature arch opening, giving an open plan feel

### Kitchen

15' 4" x 13' 4" ( 4.67m x 4.06m )

A contemporary and well-appointed kitchen, with 2 x double glazed window to rear aspect. A range of wall and base units, & corner shelving with complimentary wood effect worksurfaces over, integrated oven and grill, electric hob and extractor over, stainless steel sink and drainer with mixer taps, space for free standing fridge/freezer, plumbing for dishwasher, wood laminate flooring, power points, ceiling light, partially tiled walls and radiator. Door allows access to...

### Utility Room

7' 9" x 4' 11" ( 2.36m x 1.50m )

Double glazed window to rear aspect, worktop space with plumbing under for washing machine and tumble dryer, wall mounted storage cupboards, ceiling light, wall sockets and vinyl flooring

### First Floor Landing Bedroom One

13' 5" x 9' 9" ( 4.09m x 2.97m )

Double glazed window to front aspect, wood laminate flooring, ceiling light, wall sockets, coved ceiling, TV point, built in wardrobe, radiator and arched alcove with shelving

### Bedroom Two

9' 11" x 10' 3" ( 3.02m x 3.12m )

Double glazed window to rear aspect, carpeted flooring, ceiling light, radiator, wall sockets, coved ceiling and built in cupboard

### Family Bathroom

6' 7" x 5' 5" ( 2.01m x 1.65m )

Opaque double glazed window to rear aspect, panelled bath with mixer taps and electric shower

attachment, wash hand basin, low level W/C, wall mounted vanity unit, coved ceiling, hand towel rail, extractor fan, partially tiled walls, ceiling light and vinyl flooring

### Rear Garden

A spacious, low maintenance fully enclosed garden. It is boarded by sturdy timber and brick post fencing, ensuring added privacy. The garden is mostly laid to lawn, a small paved pathway menders through the centre, leading to a patio area, which serves an ideal spot for outdoor dining and entertaining. From the patio area, there is gated rear access, enhancing convenience and accessibility. Additionally a timber built shed to side, allows for storage of outdoor gardening tools and equipment

### Front Exterior

The front of the property, provides off road secure parking for up to two vehicles



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## **Stuart Close, Gorleston GREAT YARMOUTH**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Bedroom Mid-Terrace Property
- Perfect First Time buy

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: A

guide price

**£135,000**



Please note the marker reflects the  
postcode not the actual property

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**william h brown**



**01493 661999**



[Gorleston@williamhbrown.co.uk](mailto:Gorleston@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**