



**Nile Road, Gorleston Great Yarmouth NR31 6AS**



**welcome to**

**Nile Road, Gorleston Great Yarmouth**

A charming fully extended Three bedroom terraced house, offering spacious reception rooms, and heaps of character throughout!



## Outside Front

Forecourt enclosed with brick wall, a timber gate gives access to a path to front entrance

## Entrance Porch

uPVC double glazed entrance door to front and additional door to side, giving access to rear garden. Double glazed windows to front and side, tiled effect flooring, door to...

## Kitchen

13' 11" x 11' 5" ( 4.24m x 3.48m )

A contemporary and well-appointed kitchen, with double glazed windows to front and side aspect. A range of wall and base units with complimentary granite effect worksurfaces over, built in electric oven, gas hob and extractor over, plumbing for washing machine, space for free standing fridge/freezer, 1.5 bowl stainless steel sink and drainer with mixer taps, wall mounted boiler, radiator, coved ceiling, wall sockets, 2 x ceiling lights, tiled flooring, partially tiled walls, and arch opening to...

## Snug/Dining Room

12' x 8' 11" ( 3.66m x 2.72m )

Double glazed window to front aspect, radiator, feature beamed ceiling, wood laminate flooring, wall sockets, ceiling light, and partially panelled walls

## Lounge

26' 2" x 14' 4" ( 7.98m x 4.37m )

A spacious and characterful living area, comprising of 2 x double glazed bay windows to front aspect, and further double glazed stained glass arched window. 2 x rose ceiling lights, 2 x radiators, dado rail, wooden flooring, 2 x feature inset alcoves, TV point, feature brick built fireplace and carpeted stairs to first floor landing with understairs storage cupboard

## First Floor Accommodation Landing

Carpeted flooring, ceiling light, loft access, walk in closet/airing cupboard, and doors allowing access to first floor bedrooms and bathroom

## Bedroom One

13' 5" x 8' 9" ( 4.09m x 2.67m )

Double glazed window to front aspect, carpeted flooring, ceiling light, built in double wardrobe, wall sockets, coved ceiling, and recess over stairs

## Bedroom Two

11' 5" x 10' 8" ( 3.48m x 3.25m )

Double glazed window to front aspect, carpeted flooring, coved ceiling, dado rail, radiator, ceiling light, wall sockets, built in wardrobes and loft access

## Bedroom Three

11' 1" x 7' 7" ( 3.38m x 2.31m )

Double glazed window to front aspect, carpeted flooring, ceiling light, wall sockets and built in wardrobes, radiators, and internal door to bathroom

## Bathroom

10' 3" x 9' 10" ( 3.12m x 3.00m )

Double glazed opaque window to side aspect, pedestal wash hand basin with tiled splashback, and mixer taps, corner shower cubicle with thermostatic shower attachment, low level W/C, free standing roll top bath, towel rail, radiator, vinyl flooring and ceiling light

## Rear Garden

A fully enclosed rear space, bordered by a study brick post and timber fence boundary, complemented by a robust brick-built wall. Creating added privacy. A circular patio made from concrete pavers, serves a central feature, providing outdoor seating. Flanking the patio, the remainder of the garden is designed with a vegetable patch, perfect for gardening enthusiasts. Additionally, there are two timber storage sheds, offering convenient storage solutions for gardening equipment and outdoor tools. Door gives access to porch and secure side entrance to garden via passage adjacent to the house

The garden offers potential for off road parking, subject to any necessary planning consents

## Location

Gorleston-On-Sea is a friendly seaside town, with a wide curving sandy beach stretching into the distance below cliff gardens and a grand promenade, local highstreet shops, restaurants, public houses and James Paget Hospital are also easily accessible and the Norfolk and Suffolk Broads are also just a short drive away and direct train links are available from Great Yarmouth into the Cathedral City of Norwich.



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**welcome to**

## **Nile Road, Gorleston Great Yarmouth**

- Fully Extended Three Bedroom Property
- Heaps of Character Throughout
- Perfect First Time-Buy
- Enviably Coastal Location & Close to Amenities
- Double Glazing & Gas Central Heating

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers in excess of

**£200,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WEA107764 - 0005

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