



**High Road, Gorleston Great Yarmouth NR31 0PJ**

**welcome to**

## **High Road, Gorleston Great Yarmouth**

A Characterful Four bedroom end-terraced. An exciting project for those looking to add value or create a bespoke family home. Call us today on (01493) 661999



### Entrance Hall

17' 7" x 3' ( 5.36m x 0.91m )

A welcoming entrance hall, comprising of double glazed entrance door to front aspect. Original wood flooring, cornice archway, radiator, ceiling light, carpeted stairs to first floor landing, additional uPVC door to side, and empty space understairs, could be transformed into a built in cupboard to maximize storage. Doors allows access to ground floor reception rooms

### Lounge

10' 1" x 14' 8" ( 3.07m x 4.47m )

Single glazed window to front aspect. Original wood flooring, ceiling light, wall sockets, radiator, TV and telephone point, and beautiful feature cast iron gas stove, with brick-built surround, tiled inset and decorative tiled hearth

### Dining Room

11' 3" x 12' 11" ( 3.43m x 3.94m )

Single glazed window to rear aspect. Wood laminate flooring, 2 x alcoves with fitted shelving, TV point, radiator, ceiling light, wall sockets, and feature gas fireplace. Door to...

### Reception Room/Snug

9' 8" x 7' 9" ( 2.95m x 2.36m )

Single glazed window to side aspect. Original wood flooring, partially panelled wall, pendant ceiling light, TV point, recess with cast iron wood burning stove and tiled inset and built-in storage cupboard

### Kitchen

8' 11" x 7' 1" ( 2.72m x 2.16m )

A contemporary and well-appointed kitchen, with single glazed window to rear aspect. A range of wooden wall and base cabinets with corner shelving, and complimentary worksurfaces over, built-in electric oven, gas hob and concealed extractor over, 1.5 bowl stainless steel sink and drainer with mixer taps, tiled splashback, plumbing for washing machine, built in wine rack, tiled flooring, ceiling light, power points, and door allowing access to rear garden

### First Floor Accommodation

#### Landing

5' 11" x 30' 5" ( 1.80m x 9.27m )

Single glazed window to side aspect. Carpeted flooring, wooden stairs to loft access (Used as the Fourth bedroom) Doors allow access to first floor bedrooms, family bathroom & separate W/C

#### Master Bedroom

12' 9" x 11' 9" ( 3.89m x 3.58m )

Single glazed Bay fronted window. Radiator, carpeted flooring, fan ceiling light, pendant ceiling light and wall light, wall sockets, and space for fitted wardrobe

#### Bedroom Two

9' 3" x 11' 5" ( 2.82m x 3.48m )

Single glazed window to rear aspect. Carpeted flooring, radiator, ceiling light, and wall sockets

#### Bedroom Three

9' 10" x 7' 7" ( 3.00m x 2.31m )

Single glazed window to side aspect. Original wood flooring, radiator, ceiling light. wall sockets and wall mounted boiler

#### Loft/Fourth Bedroom

14' 5" x 12' 4" ( 4.39m x 3.76m )

#### W/C

4' x 2' 7" ( 1.22m x 0.79m )

Single glazed opaque window to side aspect. Low level, WC, vinyl flooring and ceiling light

#### Family Bathroom

Opaque single glazed window to side aspect. Panelled bath with thermostatic rainfall shower attachment over, wash hand basin, partially tiled walls, built in storage/airing cupboard, ceiling light, extractor fan, vinyl flooring and radiator

#### Rear Garden

A well-established rear garden, a beautiful and mature outdoor space, that exudes charm. A lawned area acts as a centrepiece, and is framed by raised

borders, filled with mature trees and shrubs. Adjacent to the lawn is decorative shingle providing contrast. Beyond the main garden area, the space opens to reveal a large paved area with two practical brick-built outbuildings, serving as a versatile space for tools, workshop or gardening equipment. From here, a gate provides convenient access to an allocated parking area, ensuring practicality for homeowners

### Agents Notes



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## **High Road, Gorleston Great Yarmouth**

- Four Bedroom End-Terraced Property
- Well Established Rear Garden, with Two Outbuildings
- CHAIN FREE
- Heaps of Character Throughout
- 

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in the region of

**£195,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WEA107934 - 0012

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