



Cliff Hill, Gorleston Great Yarmouth NR31 6DG

welcome to

Cliff Hill, Gorleston Great Yarmouth

Exceptional 4 bedroom Town House, renovated to a high standard throughout. This stunning family home is situated within the desirable coastal location of Gorleston-On-Sea



Entrance Hall

9' 10" x 3' 2" (3.00m x 0.97m)

A welcoming and bright entrance hall, with uPVC double glazed entrance door to front aspect. Carpeted flooring, rose ceiling light, radiator, carpeted stairs to first floor landing and doors allowing access to ground floor reception rooms

Lounge & Reception Room

19' 10" x 12' (6.05m x 3.66m)

Open plan Lounge and Reception Room

A perfect central gathering hub, to relax as a family, comprising of double glazed windows to front and rear aspect. Carpeted flooring, 2 x ceiling lights, 2 x radiators, coved ceiling, wall sockets, TV point, 2 x inset alcoves, and beautiful feature cast iron fireplace, with wooden mantle and tiled hearth

Family Bathroom

6' 8" x 8' 10" (2.03m x 2.69m)

A modern 3-piece suite, with opaque double-glazed window to side aspect. Panelled bath with thermostatic shower attachment, waterproof bathroom panels, high gloss right hand combination vanity basin and W/C unit, with single lever water fall tap, Matt black heated towel radiator, vinyl flooring, and extractor fan

Lower Ground Floor

Kitchen/Diner

9' 4" x 11' 9" (2.84m x 3.58m)

A modern and well-appointed kitchen and dining area, with double glazed window and uPVC French patio doors to rear aspect. A range of wall and base units, with complimentary marble effect worksurfaces over, integrated fridge/freezer, built in electric oven and hob, with concealed extractor over, coved ceiling, power points, inset LED lighting, radiator, TV point, wood effect laminate flooring, understairs storage cupboard, carpeted stairs to ground floor reception rooms and door to...

Utility Room

6' 7" x 5' 10" (2.01m x 1.78m)

Double glazed window to rear aspect. A range of wall and base units, with complimentary marble effect worksurfaces over, 1.5 bowl stainless steel sink and drainer with mixer tap, space and plumbing for washing machine, and dishwasher, radiator, wall sockets, inset LED lighting, power points, and wood effect laminate flooring

First Floor Accommodation

Landing

Double glazed window to rear aspect. Carpeted flooring and doors allowing access to Bedrooms Three and Two

Bedroom Two

9' 9" x 9' 11" Into Recess (2.97m x 3.02m Into Recess)

Double glazed window to rear aspect. Carpeted flooring, ceiling light, wall sockets, coved ceiling, 2 x inset alcoves, and TV point

Bedroom Three

9' 10" x 8' 10" (3.00m x 2.69m)

Double glazed window to front aspect. Carpeted flooring, ceiling light, TV point, wall sockets, coved ceiling, and 2 x inset alcoves

Family Shower Room

Opaque double-glazed window to front aspect. Built in shower cubicle, with thermostatic rainfall shower attachment, high gloss right hand combination vanity basin and W/C unit, with single lever water fall tap, partially tiled walls, Matt black heated towel radiator, vinyl flooring, and extractor fan

Second Floor Accommodation

Landing

Carpeted flooring, ceiling light, and radiator

Master Bedroom

11' 7" x 10' 5" (3.53m x 3.17m)

Attic Room:

Double glazed window to front aspect. Carpeted flooring, radiator, ceiling light, wall sockets, coved

ceiling, TV point, and door to..

En-Suite

4' 6" x 3' 1" (1.37m x 0.94m)

W/C, wash hand basin with vanity, heated towel radiator, vinyl flooring waterproof bathroom panel splashback

Bedroom Four

10' 4" x 8' 3" (3.15m x 2.51m)

Attic Room;

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

Rear Garden

A well presented courtyard garden, with a sturdy brick-built wall boundary, for added privacy. Offering plenty of space for outdoor seating, perfect for alfresco dining and entertaining within the summer months. Gated access to the rear, provides for easy exit and entry to the property

Location

This home is in the popular 'up & coming' seaside town of Gorleston-on-Sea, known for its wide stretch of sandy beaches. With Great Yarmouth 4 miles north, Lowestoft 5 miles south and the stunning Norfolk countryside within 100 yards, perfect for those lovely country walks, this development is an idyllic location to reside. Local amenities such as the James Paget hospital are nearby, a range of schools, various public houses, restaurants, retail outlets, doctors and dental practices and Norfolk's superb public transport network.



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welcome to

Cliff Hill, Gorleston Great Yarmouth

- Stunning 4 Bedroom Town House
- *CHAIN FREE*
- Enviaible Coastal Location, Close to Local Amenities and a Stone's Throw Away from Gorleston Beach
- Double Glazing & Gas Central Heating
- Spacious Reception Rooms

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WEA107987 - 0002

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