



Cliff Park Cottages, Gorleston GREAT YARMOUTH NR31 6JL

welcome to

Cliff Park Cottages, Gorleston GREAT YARMOUTH

NEW TO MARKET A well presented 3 bedroom semi-detached property. Ideally located within the desirable coastal town of Gorleston-On-Sea.



Entrance Hall

Double glazed windows to front and side aspect. Radiator, carpeted stairs to first floor landing, and door allowing access to ground floor reception rooms

Lounge

12' 11" x 9' 11" (3.94m x 3.02m)

A spacious and welcoming living area, comprising off double glazed window to front aspect. Wood effect laminate flooring, wall sockets, TV point, wall and ceiling lights, 2 x inset alcoves, coved ceiling, radiator, feature electric fireplace, with wood beam mantle, and brick arch opening into...

Dining Room

12' x 11' 11" (3.66m x 3.63m)

Double glazed French doors, opening out into rear garden.

Wood effect laminate flooring, radiator, wall and ceiling lights, radiator, coved ceiling, and wall sockets

Sitting Room

11' 11" x 6' 8" (3.63m x 2.03m)

Double glazed French doors to side aspect, opening to onto rear garden. Wood effect laminate flooring, breakfast bar with base units and drawers, pendant ceiling lights, radiator, and wall sockets

Kitchen

A modern, and well-appointed kitchen, with double glazed window to rear aspect. A range of wall and base units, with complimentary wood effect worksurfaces over, built in electric oven and hob, integrated fridge/freezer, space and plumbing for washing machine and slimline dishwasher, undermount single sink basin with mixer taps, fitted shelving, partially tiled walls, power points, and wood effect laminate flooring

First Floor Accommodation

Loft Access and carpeted flooring

Master Bedroom

11' 11" x 10' 8" (3.63m x 3.25m)

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

Bedroom Two

11' 5" x 7' 10" (3.48m x 2.39m)

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

Bedroom Three

10' 6" x 10' (3.20m x 3.05m)

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

Family Bathroom

3-piece suite, with double glazed opaque window to front aspect. Panelled bath, with thermostatic shower attachment over, wash hand basin with vanity storage unit under, W/C, heated towel radiator, geometric vinyl flooring, extractor fan, ceiling light, and partially tiled walls

Annex

19' 3" x 8' 2" (5.87m x 2.49m)

A versatile outbuilding, fully double glazed. This outbuilding is a perfect blend of functionality, making it a valuable addition to any property, and adaptable to various needs, such as: Annex, games rooms, home office space, or a perfect space for extended family.

Well presented throughout, and offers:

An open plan, fully equipped kitchen/ lounge and bedroom area, separate shower room. Wood effect laminate flooring, working power/lighting, and plumbing,

Brick-built and double glazed uPVC conservatory.

Front Exterior Rear Garden

The property features a spacious and well-presented rear garden, fully enclosed by a sturdy timber and brick post boundary, providing added privacy. The garden is predominantly laid with a well-maintained lawn, creating an attractive and versatile outdoor space. A paved pathway borders the lawn and leads to a small patio area, ideal for outdoor dining and entertaining. The garden is further enhanced by mature trees and established plant life, offering a pleasant outlook. Positioned within the garden is a self contained annex, adding excellent versatility and potential for variety of uses



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welcome to

Cliff Park Cottages, Gorleston GREAT YARMOUTH

- A Three Bedroom Semi Detached Family Home
- Self Contained Annex
- Gas Central Heating & Double Glazing
- Open Plan Lounge and Dining Room
- Well Presented Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: B

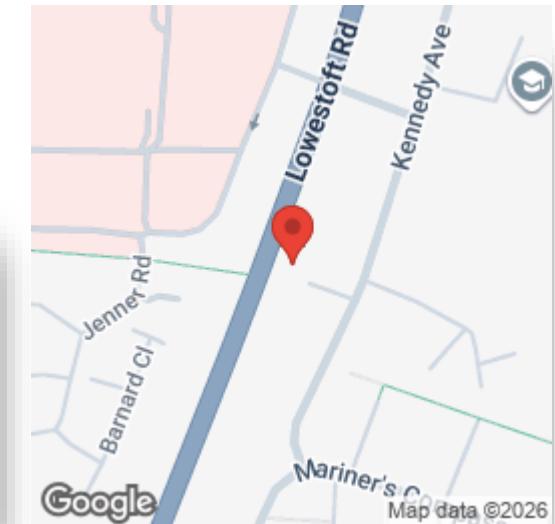
£275,000



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directions to this property:

From our Gorleston office head south along the High Street, at the traffic lights turn right into Church Lane, at the roundabout turn left into Middleton Road, at the roundabout turn right into Lowestoft Road, at the traffic lights turn left into Bridge Road and immediately right into Kennedy Avenue where the rear of the property is on the right.



Please note the marker reflects the postcode not the actual property



Property Ref:
WEA105730 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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