



**Clarence Road, Gorleston Great Yarmouth NR31 6DR**

**welcome to**

**Clarence Road, Gorleston Great Yarmouth**

Three Storey 6 Double Bedroom residence, offering versatile accommodation throughout and occupying a sought-after location just moments from the coastline.



### **Entrance Hall**

A welcoming hall, comprising off double glazed uPVC entrance door to front aspect. Tiled and laminate flooring, smooth plastered and coved ceiling, ceiling light, Matt black vertical radiator, inset with built-in shelving, wall sockets, carpeted stairs to first floor landing, and doors allowing access to ground floor reception rooms

### **Lounge**

13' 11" x 13' 2" ( 4.24m x 4.01m )

A spacious and bright living area, with 4 bay fronted window. Laminate flooring, ceiling light, smooth plastered ceiling, TV point, wall sockets, Two alcoves, and feature inset space with wood beam mantle

### **2nd Reception/Cinema Room**

13' 11" x 13' 5" ( 4.24m x 4.09m )

Currently utilised as a second sitting/cinema room: Projector and screen included in sale.

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

### **Cloakroom**

Double glazed opaque window to side aspect. W/C, pedestal wash hand basin, tiled flooring, partially paneled walls, and ceiling light

### **Dining Room/Study**

11' 1" x 9' 6" ( 3.38m x 2.90m )

3rd Reception Room :

Double glazed window to side aspect. Laminate flooring, radiator, ceiling light, wall sockets, smooth plastered and coved ceiling and panelled wall

### **Kitchen**

12' 3" x 12' 10" ( 3.73m x 3.91m )

A modern and well-appointed kitchen, with double glazed windows to rear and side aspect. An extensive range of wall/base and drawer units with complimentary granite effect worksurfaces over, built-in double oven, gas hob and concealed extractor over, 1.5 bowl stainless steel sink and drainer with mixer taps, space and plumbing for

washing machine and tumble dryer, dishwasher, space for free standing fridge/freezer, feature island/breakfast bar, with solid wood worktop and built-in wine rack, tiled flooring, LED spotlighting, and uPVC double glazed door to rear, allowing direct access into rear garden.

### **First Floor Accommodation Landing**

Carpeted flooring, ceiling light and LED spotlighting, wall sockets, and doors allowing access to first floor accommodation

### **Bedroom One**

13' 3" x 12' 2" ( 4.04m x 3.71m )

Master bedroom, with double glazed bay fronted window, offering sea views. Laminate flooring, ceiling light, wall sockets, radiator, glass fronted fitted wardrobes, and smooth plastered and coved ceiling

### **En-Suite Shower Room**

Double glazed opaque window to front aspect. Built-in shower cubicle with thermostatic shower attachment, and glass sliding doors, W/C, pedestal wash hand basin, built-in storage cupboard, chrome heated towel radiator, vinyl flooring, and smooth plastered and coved ceiling

### **Bedroom Two**

13' 11" x 13' 8" ( 4.24m x 4.17m )

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

### **W/C**

Double glazed opaque window to side aspect. W/C, wash hand basin, ceiling light, and tiled flooring

### **Family Shower Room**

Double glazed opaque window to side aspect. walk-in shower cubicle, tiled wall and flooring, ceiling light, and heated towel radiator

### **Family Bathroom**

Double glazed opaque window to side aspect. Deep

plunge Jacuzzi bath, W/C, pedestal wash hand basin, spotlights, radiator, and tiled flooring

### **Bedroom Three**

11' 4" x 10' ( 3.45m x 3.05m )

Double glazed window to side aspect. Vinyl flooring, radiator, ceiling light, wall sockets, panelled wall, smooth plastered and coved ceiling, and wash hand basin with built-in vanity unit

### **Bedroom Four/Dressing Room**

12' 7" x 8' 6" ( 3.84m x 2.59m )

Double glazed windows to rear and side aspect. Vinyl flooring, radiator, ceiling light, wash hand basin, wall sockets, smooth plastered and coved ceiling

### **Second Floor Landing**

Double glazed Velux window and large walk-in fully insulated and bordered attic

### **Bedroom Five**

13' x 12' 8" ( 3.96m x 3.86m )

Double glazed window to front aspect, offering sea views. Carpeted flooring, ceiling light, wall sockets, smooth plastered and coved ceiling, and radiator

### **Bedroom Six**

13' 11" x 12' 9" ( 4.24m x 3.89m )

Double glazed window to rear aspect. Carpeted flooring, wall lights, vertical radiator, wall sockets, and smooth plastered ceiling

### **Shower Room**

Double glazed opaque window to front aspect. Walk-in shower cubicle, W/C, wash hand basin, vinyl flooring, heated towel radiator, and ceiling light

### **Rear Garden**

A well presented and spacious courtyard garden enjoys a good degree of privacy, being enclosed by a sturdy timber fence with brick pillars. Designed for ease of maintenance, the garden is fully paved, and houses a BBQ area, creating an attractive and practical outdoor space with ample room for potted plants and seating areas, perfect for entertaining and



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## Clarence Road, Gorleston Great Yarmouth

- A Well Presented Three Storey Six Double Bedroom Family Home
- Spacious Accommodation Throughout
- Spacious Rear Courtyard Garden
- Three Shower Rooms, Two W/C's & Separate Family Bathroom
- Enviably Coastal Location, Close to Amenities and Gorleston Beach

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers in excess of



Please note the marker reflects the postcode not the actual property

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