









welcome to

Blackwall Reach, Gorleston Great Yarmouth

This well-proportioned three-bedroom mid-terrace home offers flexible living accommodation arranged over three floors, making it ideal for families, couples, or anyone needing versatile space for working from home.













Entrance

Entering via a double glazed uPVC entrance door

Sitting Room/Diner & Kitchen

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

A spacious open plan Sitting Room, dining room and kitchen. Comprising of double glazed uPVC entrance door and window to front aspect.

Sitting Room: Wood laminate flooring, ceiling light, wall sockets, radiator, 2 x inset alcoves, TV point. Feature spiral staircase leads to first floor accommodation.

Kitchen: Double glazed window to rear aspect. A range of base storage units and drawers, with complimentary granite effect worksurfaces over, stainless steel sink and drainer with mixer taps, space and plumbing for washing machine and dishwasher, space for electric oven and undercounter fridge/freezer, wood effect laminate flooring, power points, ceiling light, and adjacent breakfast bar. Door allows access to lobby with double glazed uPVC door to side, leading to rear garden.

Family Bathroom

9' 6" x 6' 6" (2.90m x 1.98m)

Opaque double glazed window to rear aspect. Panelled corner bath, thermostatic rainfall shower attachment over, low level W/C, wash hand basin, decorative vinyl flooring, extractor fan, ceiling light, radiator, and partially tiled walls

First Floor Accommodation Lounge

20' 6" x 15' (6.25m x 4.57m)

Double glazed window to front and rear aspect. Wood laminate flooring, Inset downlights, TV point, radiator, wall sockets, and feature brick-built fireplace with inset cast iron wood burning stove

Master Bedroom

15' 3" x 6' 6" (4.65m x 1.98m)

Double glazed windows to side and rear aspect. Carpeted flooring, ceiling light, radiator, TV point, and wall sockets

Second Floor Accommodation Bedroom Two

13' 7" x 9' 2" (4.14m x 2.79m)

Double glazed Velux roof window, Wooden flooring, ceiling light, wall sockets, and radiator

Rear Garden

Spacious rear garden, enclosed by a timber and brick post boundary. The garden is predominantly paved with small lawned area to side. The patio area provides a perfect spot for outdoor seating and entertaining. raised timber borders are planted with mature trees and shrubs. Gated access to side, provides direct access to the front of the property.





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- Three Storey, Mid-Terrace Property
- Enviable Coastal Location, Close to Local Amenities
- Sealed Unit Double Glazing & Gas Central Heating
- Spacious Kitchen/Dining & Sitting Room
- Ground Floor Bathroom

Tenure: Freehold EPC Rating: E

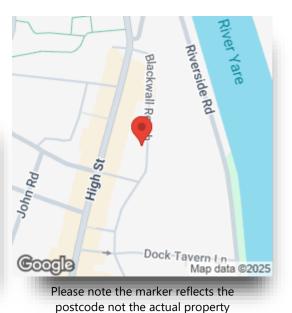
Council Tax Band: A

£160,000









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Property Ref: WEA108041 - 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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