



Blackwall Reach, Gorleston Great Yarmouth NR31 6RU

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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Blackwall Reach, Gorleston Great Yarmouth

- Three Storey, Mid-Terrace Property
- Enviaible 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



Please note the marker reflects the postcode not the actual property

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Property Ref:
WEA108041 - 0002

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