



**Stuart Close, Gorleston Great Yarmouth NR31 7BU**



**welcome to**

**Stuart Close, Gorleston Great Yarmouth**

William H Brown, are pleased to present to you, this two-bedroom mid-terraced property. Nestled in the desirable coastal location of Gorleston-On-Sea. Perfect First time buy, or investment opportunity



### Entrance Hall

11' 9" x 5' ( 3.58m x 1.52m )

A welcoming entrance hall, comprising of double glazed uPVC entrance door to front aspect. Wood laminate flooring, radiator, carpeted stairs to first floor landing, ceiling light, understairs storage cupboard and an additional built in storage cupboard, with shelving

### Kitchen/Diner

12' 2" x 18' 4" ( 3.71m x 5.59m )

A modern and well-appointed open-plan kitchen/diner, with double glazed window to side aspect. A range off wall and base units with complimentary wood laminate worksurfaces over, 1 bowl stainless steel sink and drainer with mixer taps, space for dishwasher, built in electric oven, 4 point gas hob, canopied stainless steel extractor over, and decorative tiled splashback, space for free standing American style fridge/freezer, plumbing for washing machine, partially tiled walls, power points, pendant ceiling light & inset spotlights, radiator, uPVC patio doors allowing access into rear garden, and opening into..

### Lounge

9' 9" x 10' 9" ( 2.97m x 3.28m )

Double glazed window to front aspect. Laminate flooring, TV point, fan ceiling light, wall sockets, radiator, and built in bar area

### First Floor Accommodation Landing

Carpeted flooring, radiator, ceiling light, and doors allowing access to first floor bedrooms and family shower room

### Master Bedroom

13' 4" x 8' 9" ( 4.06m x 2.67m )

Double glazed window to front aspect. Carpeted flooring, radiator, TV point, built in storage cupboard, ceiling light, wall sockets, and fitted wardrobes

### Bedroom Two

10' 4" x 10' 2" ( 3.15m x 3.10m )

Double glazed window to rear aspect. Carpeted flooring, ceiling light, wall sockets, radiator, built in double wardrobe, and TV point

### Shower Room

5' 5" x 6' 7" ( 1.65m x 2.01m )

A modern 3-piece suite, with double glazed opaque window to rear aspect. Walk in shower cubicle with electric shower and chrome thermostatic shower attachment, combination vanity unit with wash hand basin and W/C, heated towel radiator, fully tiled walls, and flooring, ceiling light, and extractor fan

### Rear Garden

A spacious rear garden, enclosed by a sturdy timber and brick post fence boundary. At the heart of the garden is a paved patio area, perfect for outdoor dining and relaxation. Overhead a charming pergola adds structure. To one side a raised brick-built border encloses a fish pond, acting as a focal point, and is connected to a further raised area, crafted with timber sleepers, the elevated bed is planted with a variety of shrubs and potted plants. Adjacent to the bed, a paved pathway, leads you to gated access to the rear of the property. The garden also allows for direct access into the garage/workshop.

### Workshop

Working power & lighting

### Front Exterior

Brckweave driveway, allows for secure off road parking for upto one vehicle



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## Stuart Close, Gorleston Great Yarmouth

- Two Bedroom Mid-Terraced Family Home
- Perfect First Time Buy or Investment Opportunity
- Driveway For Secure off Road Parking
- Enviably Coastal Location
- Spacious Reception Rooms

Tenure: Freehold EPC Rating: G  
Council Tax Band: A

offers in excess of

**£160,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WEA107889 - 0009

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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