

Aldreds
Estate Agents



16 Darwin Court Nuffield Crescent, Gorleston, NR31 7LP

£245,000



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£245,000

16 Darwin Court Nuffield Crescent

Gorleston, NR31 7LP

- 3-Storey Town House
- Kitchen/Breakfast Room
- Dressing Room & En-suite Shower Room
- Gas Central Heating & UPVC Double Glazed Windows
- 2 Allocated Parking Spaces
- Entrance Hall & Cloakroom
- Lounge/Dining Room
- Bathroom
- Westerly Facing Rear Garden
- Spacious Accommodation

This 3-storey Town House offers spacious accommodation comprising kitchen/breakfast room, lounge/diner, 3 double bedrooms and a 4th bedroom/study, en-suite dressing room and bathroom. In addition, the property benefits from gas central heating, UPVC double glazed windows, a westerly facing rear garden and 2 allocated parking spaces.



Entrance Hall

Composite entrance door with two double glazed panels. Radiator. Staircase to first floor landing.

Cloakroom 6'6" x 3'2" (1.98m x 0.97m)

White WC. Pedestal wash basin with tiled splashback. Radiator. UPVC double glazed window to front.

Kitchen/Breakfast Room 12'0" x 9'6" (3.66m x 2.90m)

Worktops with cupboards and drawers below. One and a half bowl single drainer sink with mixer tap. Tiled splashback. Matching wall cupboards. Built-in fan-assisted oven and grill. Four ring electric hob with a stainless steel extractor above. Integrated dishwasher. Integrated fridge and freezer. Utility space below worktop with plumbing for washing machine. Radiator. Cupboard concealing a wall mounted gas fired combination boiler. UPVC double glazed window to front aspect.





Lounge/Diner 17'4" max x 13'10" max (5.28m max x 4.22m max)

Radiator. Built-in storage cupboard. Thermostat control for heating. UPVC double glazed window to rear aspect. UPVC double glazed doors leading out to the rear garden.

First Floor

Landing

Radiator. Built-in storage cupboard. Staircase to second floor landing.

Bedroom 2 11'7" x 9'6" plus door recess (3.53m x 2.90m plus door recess)

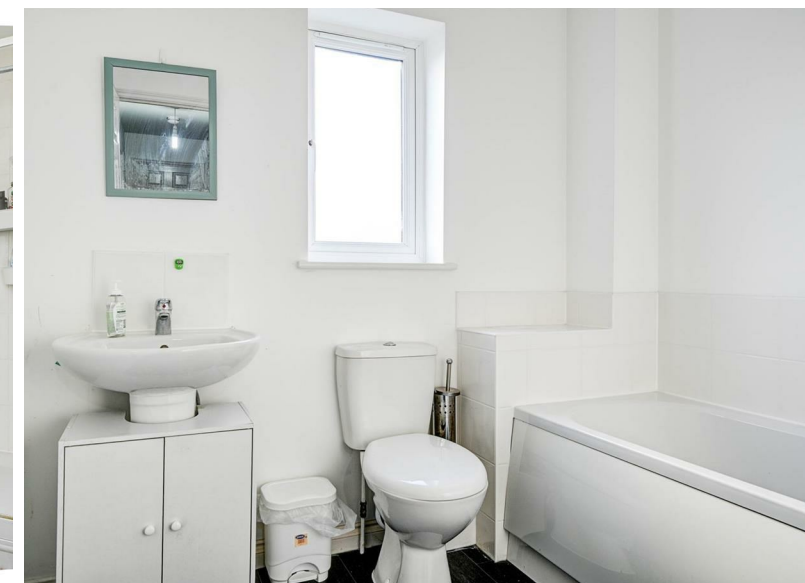
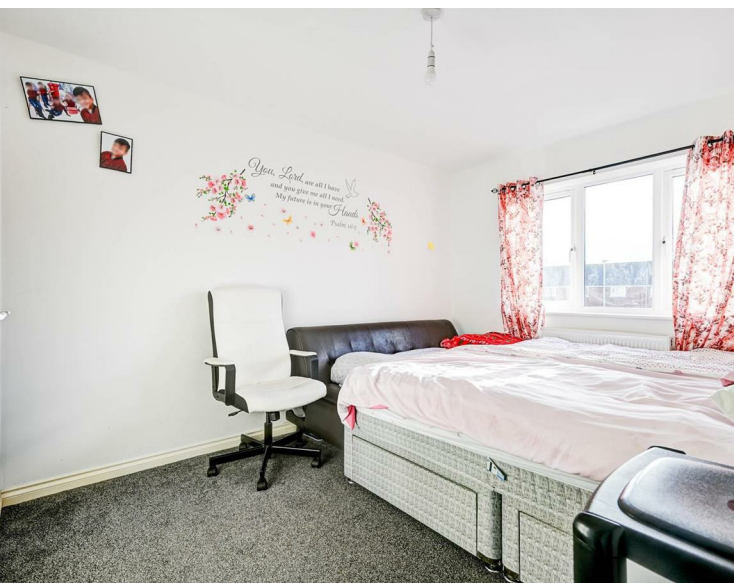
Radiator. Built-in double wardrobe. UPVC double glazed window to rear aspect.

Bedroom 3 10'1" x 9'6" plus recesses (3.07m x 2.90m plus recesses)

Radiator. Built-in double wardrobe. UPVC double glazed window to front aspect.

Bedroom 4/Study 6'7" x 5'5" plus recess (2.01m x 1.65m plus recess)

Radiator. UPVC double glazed window to front aspect.



Bathroom 7'5" x 6'7" (2.26m x 2.01m)

White suite comprising panelled bath with tiled surround. Pedestal wash basin with tiled splashback. WC. Radiator. Extractor. UPVC double glazed window to rear.

Second Floor

Landing

Loft access hatch.

Bedroom 1 13'3" x 13'2" max (4.04m x 4.01m max)

Radiator. Thermostat control for heating. UPVC double glazed window to front aspect. Opening through to dressing room.

Dressing Room 8'5" x 5'2" (2.57m x 1.57m)

Radiator. Double glazed skylight window.

En-suite Shower Room 5'6" x 5'2" plus shower (1.68m x 1.57m plus shower)

Recessed tiled shower cubicle with mixer shower, shower attachment and a rainfall fitting above. White pedestal wash basin. Tiled splashback. WC. Radiator. Double glazed skylight window.

Outside

The front garden has artificial grass and a pathway leads to the front entrance door. The rear garden is westerly facing, enclosed by fencing with artificial grass and a pathway leads to a gate to the rear boundary. Two allocated parking spaces.

Tenure

Freehold.

Services

Mains water, gas, electricity and drainage are connected.

Council Tax

Great Yarmouth Borough Council - Band B

Location

Gorleston-on-Sea is a coastal town 2 miles from Great Yarmouth centre and has a varied selection of local shops * Golf Course * Modern District hospital * Schools for all ages * Library * Regular bus services to the main shopping areas and a sandy beach.

Directions

From the Gorleston office head South along the High Street. At the traffic lights turn right onto Church Lane, continue over the roundabout and at the traffic lights turn left into Magdalen Way. Follow the road past the shops on the left and the property will be found on the right hand side, just past the right hand turning onto Hertford Way.

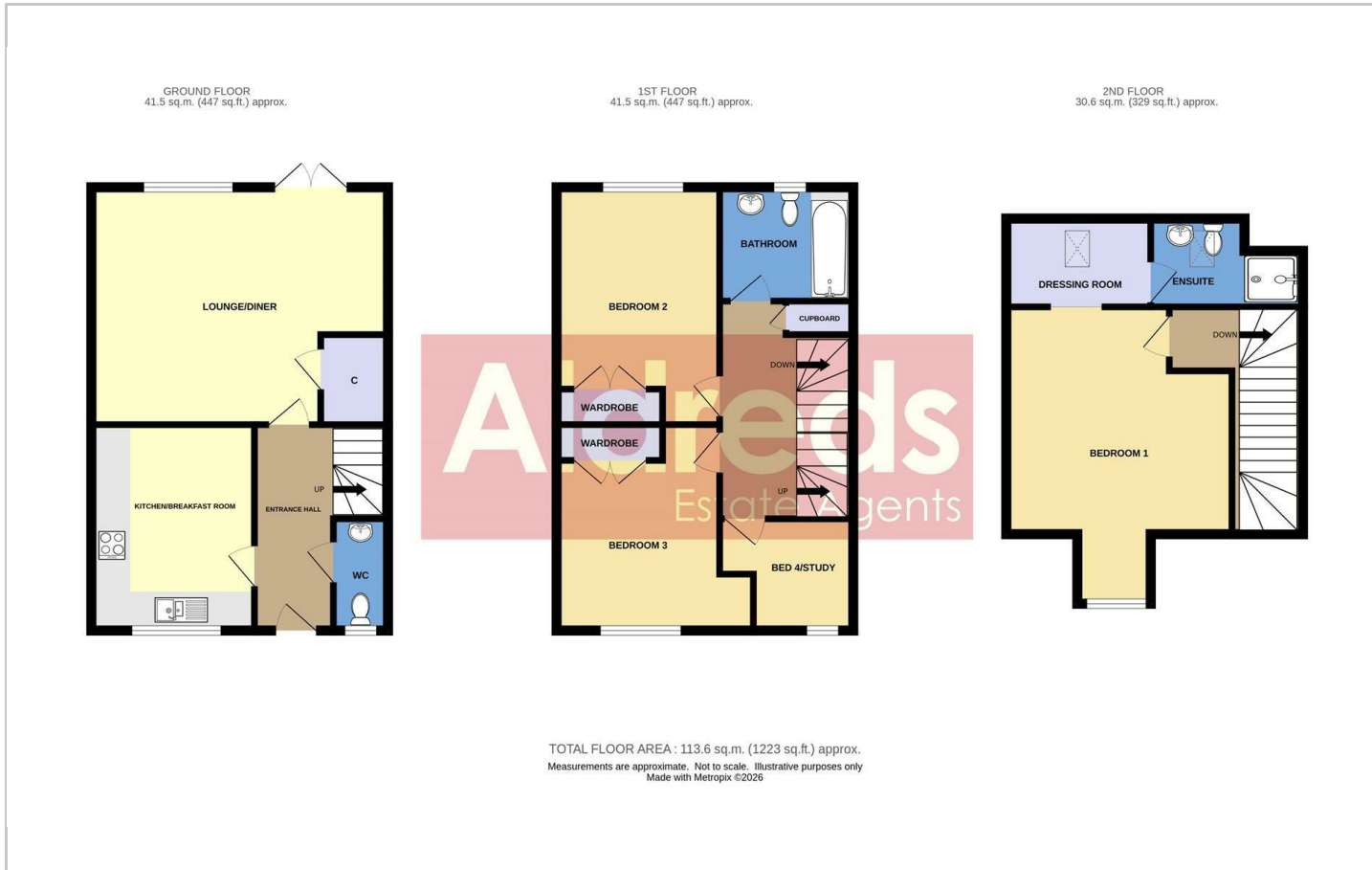
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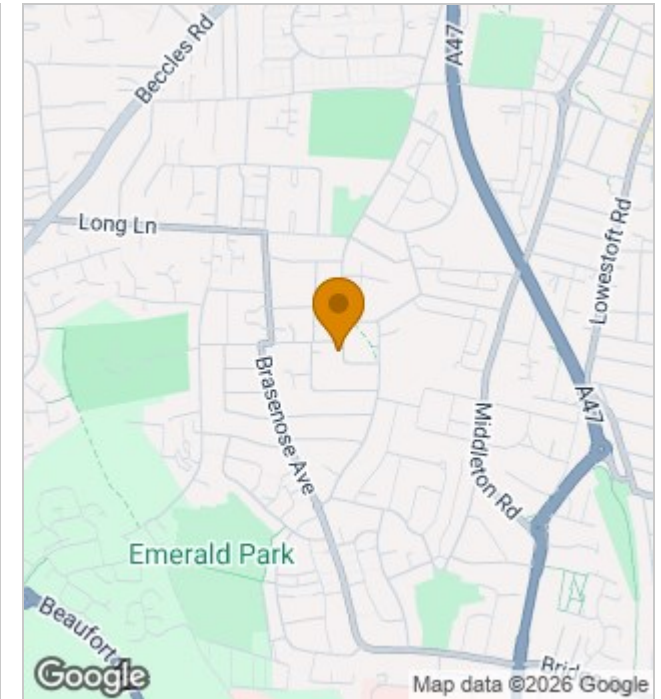
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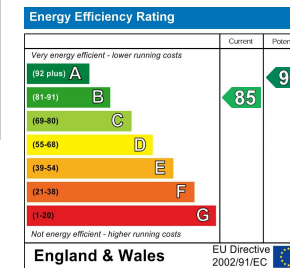
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

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