

Aldreds
Estate Agents



18 New College Close

Gorleston, NR31 7DE

Offers In Excess Of £210,000



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18 New College Close

Gorleston, NR31 7DE

This well presented 3 bedroom end terraced house has a west facing rear garden and 2 off-road parking spaces. The property offers well presented accommodation including a good size entrance hall, lounge, kitchen, dining room and a very smart first floor bathroom. Gas central heating and UPVC double glazed windows.

Entrance Porch

9'9" x 3'0" (2.97m x 0.91m)

Entrance door with glazed panel. Single glazed windows to front.

Entrance Hall

Laminate flooring. Radiator. Low door to a built-in under stairs storage cupboard. Staircase to first floor landing. Single glazed window to entrance porch.

Lounge

11'9" x 11'3" (3.58m x 3.43m)

Laminate flooring. Radiator. Smooth plaster ceiling with inset spotlights. UPVC double glazed window to front aspect.

Kitchen

13'1" x 10'6" (3.99m x 3.20m)

Worktops with cupboard and drawers below. Stainless steel single drainer sink with mixer tap and hose attachment. Tiled splashbacks. Matching wall cupboards. Built-in fan assisted oven and grill. Four burner gas hob with an extractor above. Utility spaces below worktop with plumbing for washing machine and dishwasher. Laminate flooring. Smooth plaster ceiling. Inset ceiling spotlights. Two UPVC double glazed windows to rear aspect. UPVC double glazed door leading out to the rear garden. Opening through to dining room.

Dining Room

9'11" x 9'2" (3.02m x 2.79m)

Tiled floor. Radiator. Smooth plaster ceiling. Inset ceiling spotlights. UPVC double glazed window to rear aspect.

First Floor

Landing

Built-in cupboard with a wall mounted gas fired combination boiler. Smooth plaster ceiling. Inset ceiling spotlights.





Bedroom 1 11'9" x 11'9" (3.58m x 3.58m)

Radiator. Smooth plaster ceiling. Inset ceiling spotlights. UPVC double glazed window to front aspect.

Bedroom 2 12'4" max x 10'4" max (3.76m max x 3.15m max)

Radiator. Smooth plaster ceiling. Inset ceiling spotlights. UPVC double glazed window to rear aspect.

Bedroom 3 7'11" x 7'1" plus recesses (2.41m x 2.16m plus recesses)

Designer radiator. Smooth plaster ceiling with inset spotlights and a loft access hatch with a wooden folding loft ladder to the loft space. UPVC double glazed window to front aspect.

Bathroom 10'1" x 5'7" (3.07m x 1.70m)

White suite comprising panelled bath with a mixer shower and shower attachment and waterfall fitting above. Wash basin with mixer tap and tiled splashback. WC. Tiled floor. Chrome towel radiator. Extractor. Smooth plaster ceiling with inset spotlights. Two UPVC double glazed windows to rear.

Outside

The front garden is laid lawn with shrub border and there are two shingled off-road parking spaces. A pathway and gate to the side of the property leads to the rear garden which west facing and laid to lawn with a paved patio area and flower and shrub border. Two brick built storage sheds and an outside WC. Outside cold water tap to the rear of the property.

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.

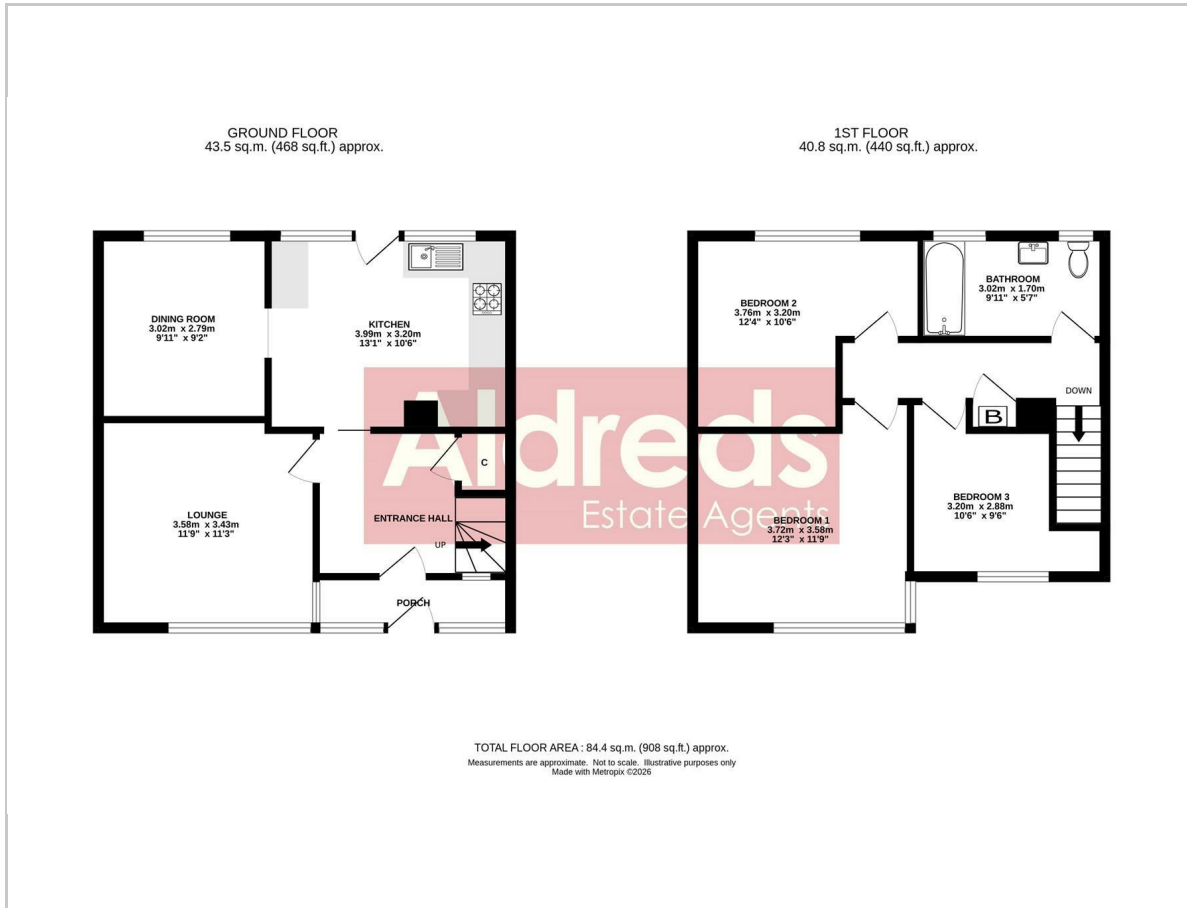
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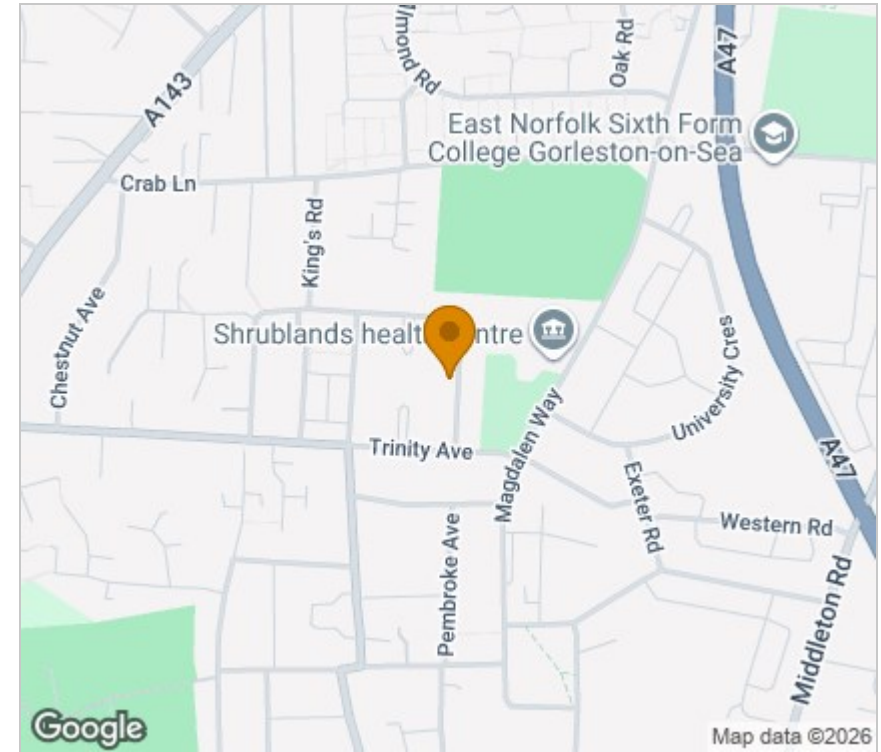
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Floor Plan



Area Map



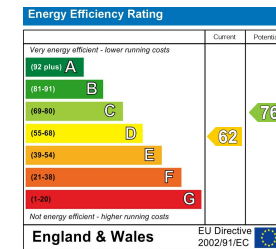
Viewing

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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Energy Efficiency Graph



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