

Aldreds
Estate Agents

Flogdell Cottage 237-238 High Street

Gorleston, Great Yarmouth, NR31 6RT

£300,000



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With river and partial sea views to front, Flogdell Cottage is a superb period style residence sitting in this Central Gorleston-on-Sea location which also has a garage and outbuilding to rear currently used as a gym but with a variety of potential uses. The main house has three reception rooms, kitchen, rear hallway and ground floor cloakroom/utility room. On the first floor there is a landing, three bedrooms and bathroom all leading separately off. Gas central heating and sealed unit double glazing. Outside there is a front forecourt and rear cottage style garden. Carpets as fitted are included in the asking price.

Lounge

20'9" x 13'6" (6.35 x 4.12)

Door to front, double glazed window to back aspect, door to stairs rising to landing, feature fireplace, tiled floor, oriel feature window to front.

Breakfast Room

13'1" plus recess x 9'2" (4.01 plus recess x 2.81)

Radiator, door to dining room, open plan to:-

Kitchen

13'4" x 7'11" (4.07 x 2.42)

Base storage units with roll top work surfaces over, two double glazed windows to rear aspect, gas cooker point, radiator, stainless steel sink and drainer, plumbing for dishwasher.

Dining Room

11'5" x 10'11" (3.5 x 3.34)

Feature brick fireplace, two built in cupboards, double glazed window to front aspect, radiator in cabinet.

Rear Hallway

Door to side, door to

Cloakroom/Utility Room

Low level WC, hand wash basin, plumbing for washing machine, double glazed window to side aspect, storage cupboard.

Landing

All bedrooms and bathroom leading separately off:-

Bedroom 1

11'8" plus recess x 10'10" (3.58 plus recess x 3.31)

Double glazed window to front aspect, radiator.





Bedroom 2

10'10" x 10'5" (3.31 x 3.2)

Two built in wardrobes, double glazed window to front aspect, radiator.

Bedroom 3

11'11" x 9'9" (3.64 x 2.99)

Double glazed window to rear aspect, built in wardrobe, radiator.

Bathroom

8'11" x 6'5" (2.72 x 1.98)

Freestanding bath, hand wash basin, bidet, low level WC, double glazed window to rear aspect, heated towel rail.

Outside

To the rear of the property there is further accommodation incorporating an entrance hall, gym (5.61 x 3.53) and garage (4.35 x 2.96) with power & light. To the front of the property there is a forecourt. The property has a cottage style garden to rear. Potential to add driveway to rear (subject to any necessary consents.)

Tenure

Freehold.

Services

Mains water, electricity, gas, drainage

Council Tax

Band C

EPC

D Rating - 61

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.

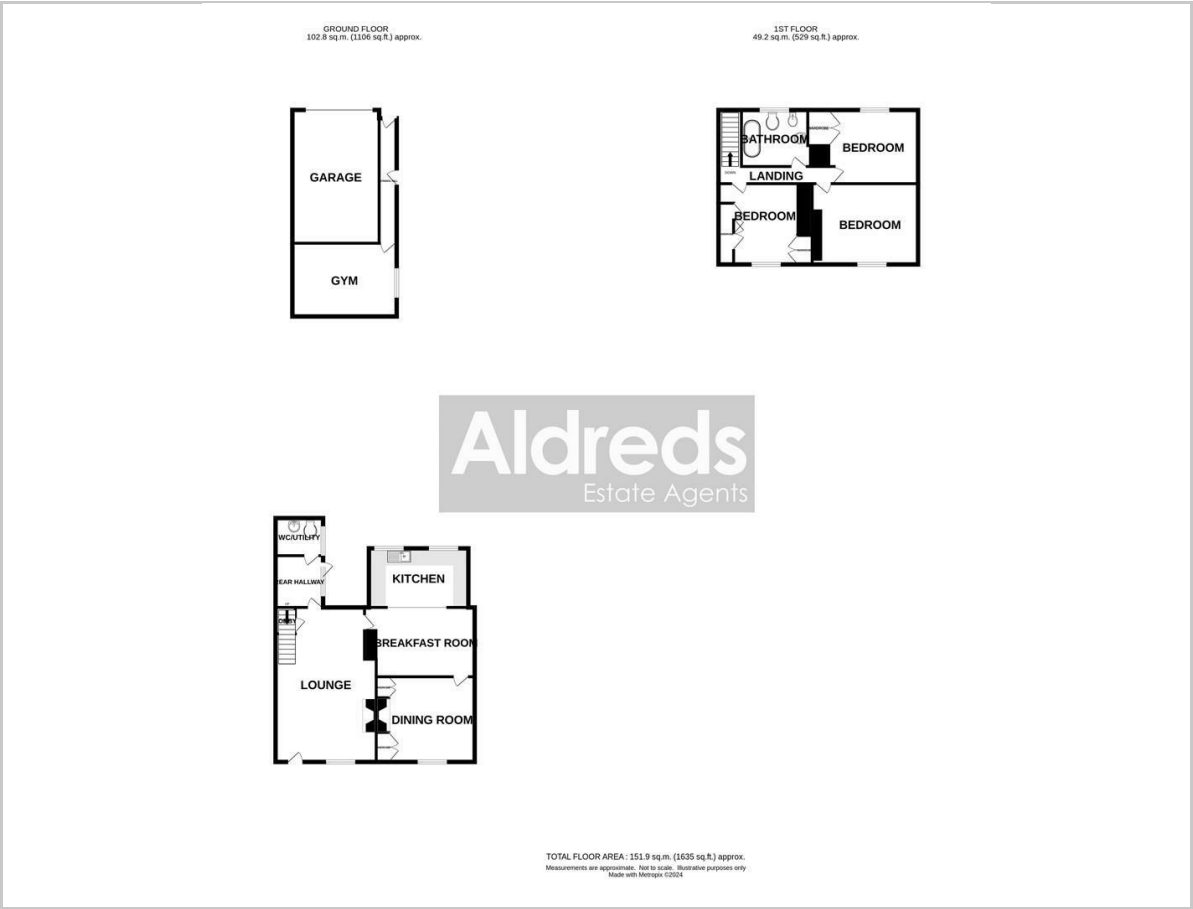
Directions

From the Gorleston office head north along the High Street where the property is on the left.

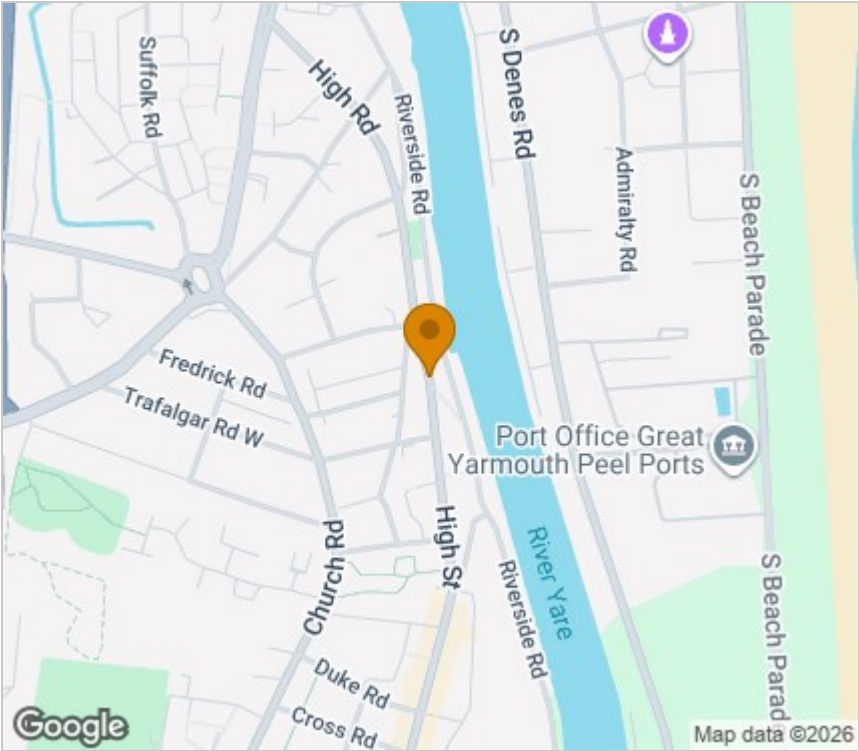
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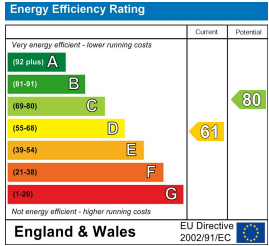
Floor Plan



Area Map



Energy Efficiency 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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