Aldreds
Estate Agents

7 Headington Close

Gorleston, NR31 8DW

Offers Over £250,000

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This chain free three bedroom semi-detached house is ideally suited to buyers looking for a property with renovation potential. The accommodation includes a spacious lounge, generous kitchen/diner, a rear utility room with a downstairs WC, and three well-proportioned bedrooms off the first-floor landing.

Outside, the property benefits from a private driveway leading to a garage, while the cul-de-sac location offers a pleasant setting. Situated a short distance from Gorleston High Street, the property is conveniently placed for local amenities, shops and transport links.

Porch
Carpet floor, double glazed window to front, double glazed door to side and another giving access to entrance hall.

Entrance Hall
Carpet floor, 2 double glazed windows to side, radiator, access to lounge and kitchen/diner, stairs to first floor.

Lounge
14'1" x 11'11" (4.31m x 3.65m)
Carpet floor, double glazed window to front, radiator, gas fireplace, serving hatch though to kitchen/diner.

Kitchen/Diner
14'2" x 10'11" (max) (4.32m x 3.34m (max))
Vinyl floor, double glazed window to rear, laminate counter tops, space for free standing oven with extractor fan above, built in sink and draining board, ample under and over counter storage, pantry cupboard, access to utility room.

Utility Room
7'6" x 11'1" (2.29m x 3.38m)
Vinyl floor, double glazed window to side, double glazed door to side, laminate worktops, plumbing for washing machine and space for under counter fridge and freezer, access to downstairs WC.

Downstairs WC
Vinyl floor, double glazed window to side, WC, basin, radiator.

Landing
Carpet floor, double glazed window to side, access to 3 bedrooms, shower room and separate toilet, loft hatch.

Bedroom 1
11'2" x 11'11" (3.42m x 3.64m)
Carpet floor, double glazed window to front, radiator, built in wardrobe, radiator.

Bedroom 2
11'3" x 10'11" (3.43m x 3.33m)
Carpet floor, double glazed window to rear, built in airing cupboard.

Bedroom 3
8'11" x 8'0" (2.73m x 2.44m)
Carpet floor, double glazed window to front, radiator.

Shower
Carpet floor, double glazed window to rear, basin, walk in shower cubicle with wall mounted shower and glass screen, radiator.

Separate WC
Carpet floor, WC, double glazed window to rear.

Outside Front
Grass lawn, concrete paving slab driveway leading to the rear of the property giving access to garage, concrete path to front door, timber fence and brick wall boundaries.

Outside Rear
Grass lawn, concrete path to rear door, timber access gate to the side, timber fence boundaries, side access to garage, timber built lean to (addition to garage), timber built shed.

Garage
Concrete floor, electricity connection

Council Tax
Great Yarmouth Borough Council - Band B

Tenure
Freehold

Services
Mains gas, water, electric, drainage

Location
Bradwell is a popular residential area adjoining Gorleston 2 miles from Great Yarmouth Town centre * There are a variety of local shops * Schools * Medical centre * Regular bus services to the main shopping areas * Indoor swimming pool and recreation areas.

Directions
From the Gorleston office head along the High Street, at the traffic lights turn right into Church Lane, continue over the roundabout and the next set of traffic lights into Crab Lane, turn left into Headington Close where the property can be found on the left hand side.

What 3 Words
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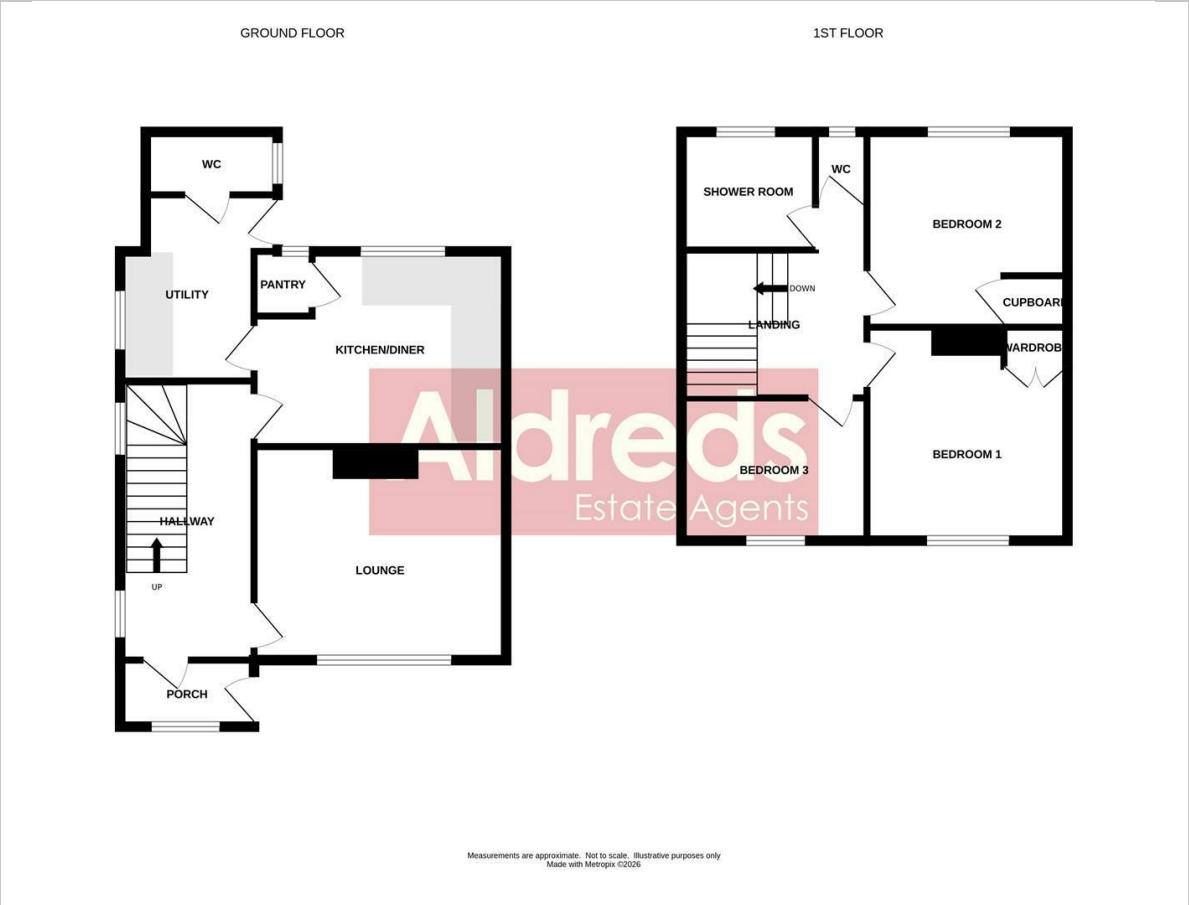
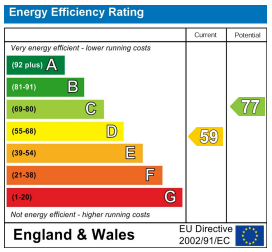
Ref
G18623/09/26

Floor Plan



Area Map

Energy Efficiency Graph



Viewing

Please contact our Aldreds Great Yamouth Office on 01493 844891
if you wish to arrange a viewing appointment for this property or require further information.

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17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ
Tel: 01493 844891 Email: yarmouth@aldreds.co.uk https://www.aldreds.co.uk/
Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ
Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA