



Sussex Road, Gorleston Great Yarmouth NR31 6PF

welcome to

Sussex Road, Gorleston Great Yarmouth

NEW TO MARKET Situated close to the coast and local amenities, this attractive home combines character, modern finishes, and a sought after location



Entrance Hall

A welcoming and bright entrance hall, comprising of double glazed uPVC door to front aspect. Radiator, ceiling light, wall sockets, understairs storage cupboard, carpeted stairs to first floor landing, grey wood effect LVT flooring, and doors allowing access to ground floor reception rooms

Lounge

14' 2" x 14' (4.32m x 4.27m)

A perfect central gathering hub, to relax as a family. Double glazed bay fronted window. Carpeted flooring, ceiling light, wall sockets, TV point, radiator, 2 x inset alcoves, and feature electric fireplace, with wooden surround and tiled hearth

Kitchen/Breakfast Room

11' 11" x 11' 11" (3.63m x 3.63m)

A modern and well appointed kitchen, with double glazed window to rear aspect. A range of high gloss wall and base units with integrated handle, complimentary quartz worksurfaces over, 1.5 bowl stainless steel sink and drainer with pull down hose mixer taps, built in electric oven, electric hob and vertical angled cooker hood, space for free standing American style fridge/freezer, space and plumbing for washing machine and tumble dryer. Radiator, grey effect LVT laminate flooring, power points, and ceiling light. Door to..

Dining Room

8' 8" x 7' 10" (2.64m x 2.39m)

Double glazed window and uPVC door to rear aspect. Grey wood effect LVT flooring, ceiling light, wall sockets, and radiator

Utility Room

7' 7" x 3' 8" (2.31m x 1.12m)

A versatile space, that could also be transformed into a downstairs cloakroom. Double glazed window to side aspect. Wall mounted combi boiler, ceiling light, wall sockets, and LVT flooring

First Floor Accommodation

Carpeted flooring, ceiling light, loft access, and doors allowing access to first floor bedrooms and family bathroom

Master Bedroom

14' 10" x 10' 11" (4.52m x 3.33m)

Double glazed bay fronted window. Carpeted flooring, ceiling light, radiator, wall sockets, TV point, and 2 x built in wardrobes

Bedroom Two

12' x 11' 11" (3.66m x 3.63m)

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

Bedroom Three

7' 11" x 7' 10" (2.41m x 2.39m)

Double glazed window to front aspect. Carpeted flooring, ceiling light, wall sockets, TV point, and radiator

Family Bathroom

7' 9" x 7' 9" (2.36m x 2.36m)

2 x Double glazed opaque windows to rear aspect. Panelled bath, low level W/C, corner shower cubicle, with electric shower, radiator, fully tiled walls, ceiling light, and vinyl flooring

Rear Garden

A generous well-presented rear garden, enclosed by a sturdy timber and brick post boundary, providing added privacy. The garden is predominantly laid to lawn, offering an ideal space for outdoor recreation, gardening, or entertaining, while a small, paved patio area sits conveniently close to the house, perfect for outdoor dining and relaxing in warmer months. The overall layout is simple and low maintenance, making the garden both practical and versatile, with plenty of potential to personalise or further landscape if desired

Front Exterior

The front exterior of the house is equally pleasing, featuring a low-level brick-built wall with neatly

trimmed hedgerow above, creating an attractive and welcoming first impression. A small paved pathway leads to the front entrance.



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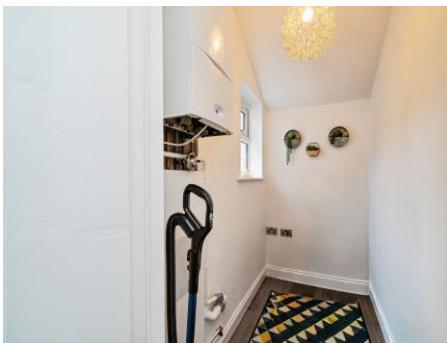
- Stunning Three-Bedroom Mid Terraced Family Home
- Modern Kitchen
- Ready to be Enjoyed by its New Owners
- 10 Year Guarantee on Double Glazing
- Generous Rear Garden

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers over

£230,000



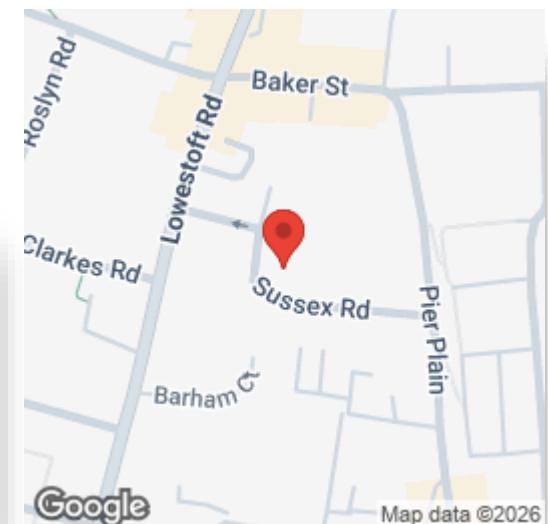
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Property Ref:
WEA108099 - 0003

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Please note the marker reflects the postcode not the actual property



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