

**Aldreds**  
Estate Agents



52 Middleton Road, Gorleston, NR31 7AH

£275,000





# 52 Middleton Road

Gorleston, NR31 7AH

- Semi-Detached House
- Long Driveway & Garage
- Kitchen
- Bathroom & Separate WC
- West/North-West Facing Rear Garden
- 3 Bedrooms
- 2 Reception Rooms
- Single Glazed Conservatory
- Gas Central Heating & UPVC Double Glazed Windows
- Close to All Amenities

This traditional 3 bedroom semi-detached house is conveniently located close to Gorleston town centre and has ample parking and a garage. The property has 2 reception rooms, kitchen, conservatory, first floor bathroom and separate WC. In addition, the property has gas central heating, UPVC double glazed windows and a west/south-west facing rear garden.

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## Open Recessed Storm Porch

### Entrance Hall

UPVC entrance door with two double glazed panels and UPVC double glazed side windows. Radiator. Built-in under stairs storage cupboard with a UPVC double glazed window to side. Staircase to first floor landing. Coving.

### Lounge 13'10" x 10'11" plus bay (4.22m x 3.33m plus bay)

Radiator. Coal effect living flame gas fire with brick surround on a raised tiled hearth. Cable television point. Smooth plaster ceiling. Coving. Bay with UPVC double glazed windows to front aspect. Glazed panel doors to dining room.

### Dining Room 11'9" x 10'9" (3.58m x 3.28m)

Radiator. Walk-in storage cupboard 1.07m x 1.02m (3'6" x 3'4") with a window through to conservatory. Coved and textured ceiling. Glazed panel doors to conservatory.





### Kitchen 8'11" x 8'2" (2.72m x 2.49m)

Worktops with soft close cupboards and drawers below. White single drainer sink with mixer tap. Tiled splashbacks. Matching wall cupboards with concealed lighting below. Built-in fan assisted oven and grill. Stainless steel four burner gas hob with stainless steel splashback and a stainless steel extractor above. Radiator. Smooth plaster ceiling. Coving. Window and glazed panel door to conservatory.

### Conservatory 15'5" x 7'10" (4.70m x 2.39m)

Tile effect laminate floor. Plumbing for washing machine. Fitted storage cupboard. Built-in cupboard with a wall mounted gas fired boiler. Single glazed windows to side and rear aspects. Glazed panel doors to the rear garden.

### First Floor

#### Landing

#### Landing

Laminate floor. Loft access hatch. Coving. UPVC double glazed window to side.



**Bedroom 1** 10'7" to wardrobe front x 10'1" (3.23m to wardrobe front x 3.07m)

Radiator. Built-in double wardrobes either side of the chimney breast. Smooth plaster ceiling. Coving. UPVC double glazed bay window to front aspect.

**Bedroom 2** 11'9" x 10'9" max (3.58m x 3.28m max)

Radiator. Built-in double wardrobe. Smooth plaster ceiling. Coving. UPVC double glazed window to rear aspect.

**Bedroom 3** 7'4" x 7'2" (2.24m x 2.18m)

Laminate floor. Radiator. Coving. UPVC double glazed window to front aspect.

**Bathroom** 8'3" x 6'0" (2.51m x 1.83m)

Panelled bath with tiled surround and an electric shower unit above. Wash basin with cupboards and drawers below. Part tiled walls. Tile effect laminate floor. Radiator. Built-in airing cupboard with slatted shelves and hot water cylinder with immersion heater. UPVC double glazed window to rear.

**Separate WC** 5'0" x 2'5" (1.52m x 0.74m)

WC. UPVC double glazed window to rear.

### Outside

A brick weave driveway with a shingle border widens to the front of the property for additional parking/turning space and leads to the side of the house to a single garage with up-and-over door, UPVC double glazed window and door to the rear garden which is enclosed and laid to lawn.



### Tenure

Freehold.

### Services

Mains water, gas, electricity and drainage are connected.

### Council Tax

Great Yarmouth Borough Council - Band C

### 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

Head south along Gorleston High Street and turn right at the traffic lights Church Lane. At the roundabout turn left into Middleton Road where the property can be found on the right hand side.

### what3words

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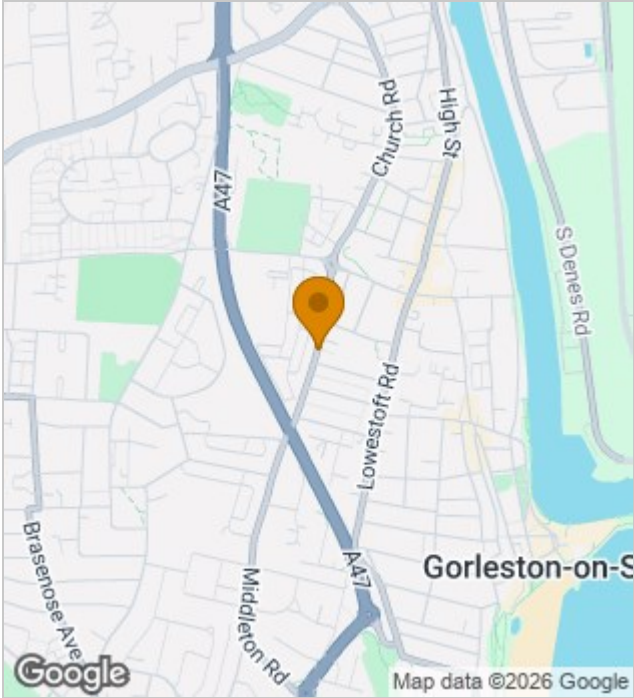
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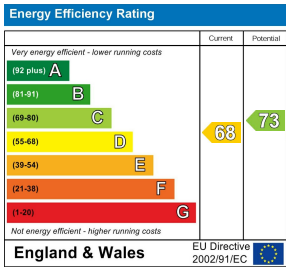
Floor Plans



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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