Aldreds
Estate Agents

14 Cross Road

Gorleston, NR31 6LQ

£230,000

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This three-bedroom semi-detached house is ideally situated in a central Gorleston location, offering easy access to local amenities and transport links. The ground floor features a generously sized lounge and kitchen, complemented by a practical guest WC, while the first floor houses three bedrooms off the landing and a convenient wet room.

The home features UPVC double glazing throughout and a gas central heating system with a boiler updated in 2024. Outside, the property benefits from an easy-maintenance rear garden, providing a private outdoor space without the upkeep.

Entrance Hall

Carpet floor, double glazed door to front, access to lounge, kitchen and cloakroom, stairs to first floor with under stairs cupboard.

Lounge

10'9" (max) x 26'8" (plus bay window) (3.29m (max) x 8.13m (plus bay window))

Laminate floor, double glazed bay window to front, double glazed window to rear, two brick fireplaces, one capped off, one with inset wood burner, radiator.

Cloakroom

Tile floor, WC, radiator, corner basin, double glazed window to side.

Kitchen

9'1" x 22'2" (2.78m x 6.77m)

Tile floor, double glazed French doors to rear, double glazed window to side, laminate counter tops, integrated oven and hob with extractor fan, space for washing machine, wall mounted boiler (2024), radiator, open fire place.

Landing

Carpet floor, radiator, access to three bedrooms and wet room, double glazed window to side, loft hatch.

Bedroom 1

14'0" x 11'11" (plus bay window) (4.28m x 3.64m (plus bay window))

Carpet floor, double glazed bay window and regular window to front, fitted wardrobes, radiator.

Bedroom 2

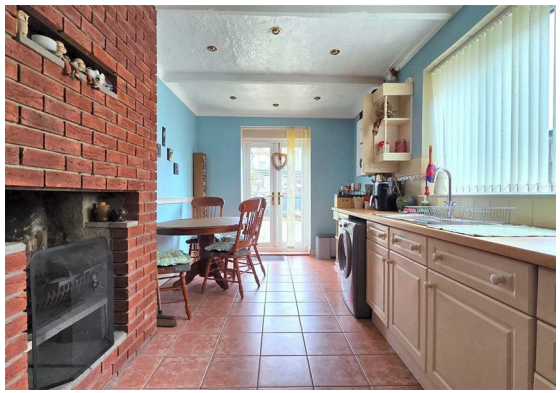
9'1" x 14'6" (2.78m x 4.43m)

Carpet floor, double glazed window to rear, fitted wardrobes, radiator.

Bedroom 3

7'10" x 11'2" (2.41m x 3.41m)

Carpet floor, double glazed window to rear, radiator, fitted wardrobes.



Wet room
5'3" x 11'0" (1.62m x 3.36m)
Vinyl floor, double glazed window to side, WC, basin, wall mounted shower, radiator.

Outside Front
Concrete path to front door, brick wall boundaries.

Outside Rear
Concrete patio, raised decking with timber shed, timber fence and brick wall boundaries.

Council Tax
Great Yarmouth Borough Council - Band B

Tenure
Freehold

Services
Mains gas, water, electric, drainage.

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 on foot, turn left into Cross Road where the property can be found on the right hand side.

What 3 Words
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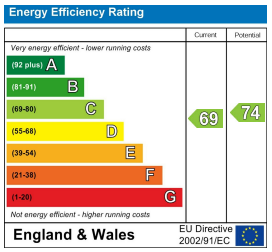
G18486/03/26

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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