

Aldreds
Estate Agents



4 River Quays Riverside Road, Gorleston NR31 6QR

£268,000



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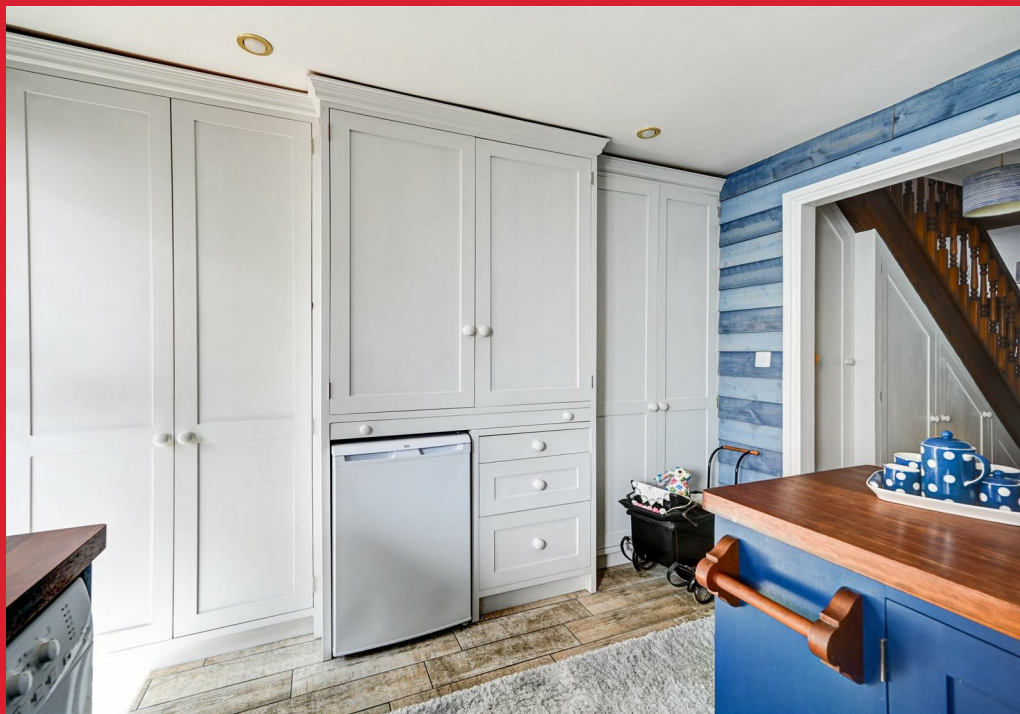
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4 River Quays Riverside Road Gorleston NR31 6QR

- 3-Storey Town House
- 3 Bedrooms
- Kitchen & Garden Room
- Second Floor Separate WC
- Courtyard Garden & Allocated Parking Space
- River & Sea Views
- First Floor Lounge/Diner
- Ground Floor Bathroom
- Gas Central Heating & UPVC Double Glazed Windows
- No Onward Chain

This modern 3-storey Town House is perfectly positioned to enjoy river and sea views and is offered for sale with no onward chain. The accommodation includes a kitchen, garden room, bedroom and bathroom on the ground floor, a first floor lounge/diner and bedroom and a good size main bedroom on the second floor with a separate WC. In addition, the property benefits from gas central heating, UPVC double glazed windows, a rear courtyard garden and one allocated parking space.



Entrance Hall

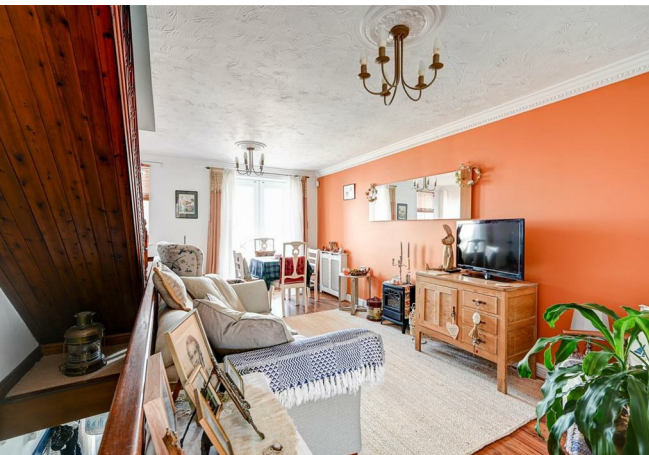
UPVC entrance door with double glazed panel. Tiled floor. Telephone point. Covered radiator. Built-in under stairs cloaks/storage cupboard, pull-out shelved shoe rack and pull-out storage drawers. Staircase with turned wood balustrade to first floor landing.

Kitchen 12'2" x 10'4" (3.71m x 3.15m)

Solid wood worktops incorporating a breakfast bar with cupboard below. Butler sink with mixer tap and drawer below. Bespoke solid wood craftsman made storage cupboards with drawers, a pull out worktop and space for a refrigerator. Utility space below worktop with plumbing washing machine. Further utility space below worktop for a slimline dishwasher. Four burner gas hob with an extractor above. Tiled floor. Space for fridge/freezer. Cupboard concealing a wall mounted gas fired boiler. Smooth plaster ceiling. UPVC double glazed window and door to garden room.

Garden Room 11'0" x 9'1" (3.35m x 2.77m)

Double power points. Electric underfloor heating. Inset ceiling spotlights and a UPVC double glazed atrium roof light. UPVC double glazed windows to side aspects. Double glazed tri-fold doors to the rear garden.





Bedroom 3 9'1" x 5'10" plus door recess (2.77m x 1.78m plus door recess)

Tiled floor. Radiator. Television point. UPVC double glazed window to front aspect.

Bathroom 7'4" x 5'10" (2.24m x 1.78m)

White suite comprising panelled bath with tiled surround and an electric shower unit above. Wash basin with cupboard below. Tiled splashback. WC with concealed cistern. Tiled floor. Covered radiator. Shaver point. Extractor.

First Floor

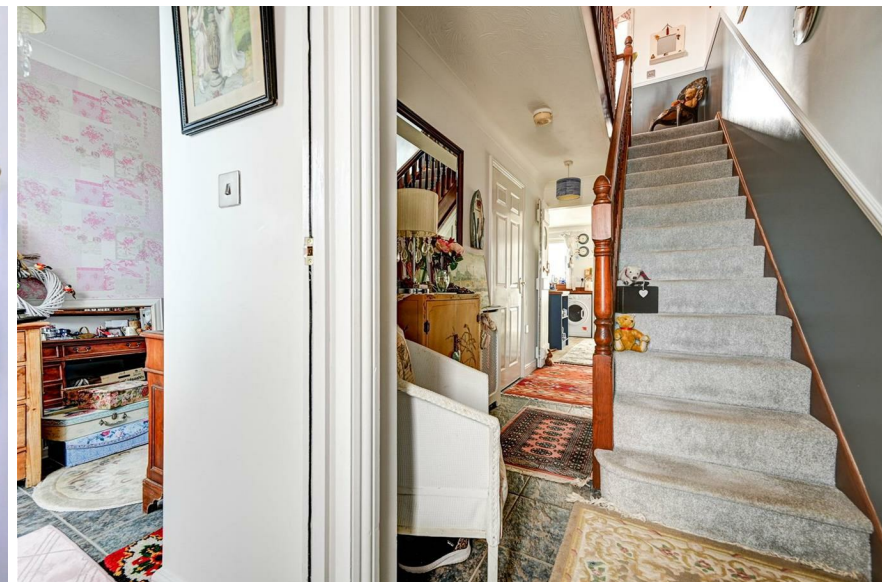
Lounge/Diner 17'2" x 9'0" plus recesses (5.23m x 2.74m plus recesses)

Laminate floor. Two covered radiators. Television point. Staircase with turned wood balustrade to second floor landing. Decorative corning. UPVC double glazed window to front aspect. UPVC double glazed doors opening to a Juliet balcony.

Bedroom 2 12'2" x 8'1" + 6'2" x 2'2" (3.71m x 2.46m + 1.88m x 0.66m)

Laminate floor. Radiator. Television point. Two UPVC double glazed windows to rear aspect.

Second Floor



Landing

Laminate floor.

Bedroom 1 19'6" x 8'8" plus recesses (5.94m x 2.64m plus recesses)

Laminate floor. Two radiators. Loft access hatch. UPVC double glazed window to front aspect. Velux balcony skylights windows with blinds. Please note that the measurements reflect the overall floor area of this room and there are sloping ceilings at either end restricting the head height.

Separate WC 7'8" x 3'1" (2.34m x 0.94m)

WC. Wash basin. Radiator. Extractor.

Outside

Low maintenance front garden. The rear garden is paved for low maintenance with a timber built summer house and enclosed by fencing with a gate to the rear boundary. There is one allocated parking space in the car parking area to the rear.

Tenure

Freehold.

Services

Mains water, gas, electricity and drainage.

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.

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Directions

From the Gorleston office head south along the High Street, at the traffic lights turn left into Baker Street, follow the road round to the right into Pier Plain, follow the road round into Pier Walk, turn left into Riverside Road where the property can be found on the left hand side.

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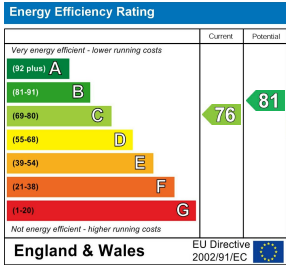
Floor Plans



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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