



Aldreds
Estate Agents

Beach View 1A Cliff Hill

Gorleston, Great Yarmouth, NR31 6DH

£450,000



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Sitting in the Cliff Hill conservation area with beach and sea views from its second floor roof garden and living area, Aldreds are delighted to offer Beach View, a fantastic individual four bedroom detached house with garage. The ground floor offers an entrance porch that leads through to a spacious entrance hall/utility room with stairs to the first floor, ground floor bedroom, study with door to oversized garage with storage and a shower room. On the first floor there is a spacious and inviting sitting room/dining/kitchen with sea views, two further bedrooms (one currently used as lounge and a shower room. The second floor has a further bedroom with two walk in wardrobes, another shower room and gives access to the sensational roof garden The property has gas central heating and double glazing. Must be viewed to appreciate

Entrance Porch

Entrance door

Entrance Hall/Utility Room

16'10" x 9'7" (5.15 x 2.93)

Base storage unit with wooden worktop, butler sink with mixer tap, double glazed window, stairs to landing, radiator, plumbing for washing machine, space for tumble dryer

Ground Floor Bedroom 4

11'9" max x 10'7" (3.6 max x 3.23)

Fitted wardrobes with wall mounted gas boiler, double glazed window, radiator

Shower Room

7'3" x 6'11" (2.21 x 2.13)

Shower in cubicle, bowl hand basin with mixer tap, low level WC, opaque double glazed window, heated towel rail

Study

10'2" x 5'8" (3.1 x 1.73)

Door to garage, under stair cupboard, radiator

Garage

19'10" x 17'1" (6.05 x 5.21)

Electric roller door, power & light, two double glazed windows

First Floor Landing

Stairs to second floor landing, storage cupboard

Sitting Room/Dining/Kitchen

19'10" x 16'11" (6.06 x 5.18)

Six double glazed windows with feature shutters, sea views to the south, base & wall units with worktops, sink with drainer, induction hob, electric oven, two radiators, space for dishwasher

Bedroom 2 (currently used as lounge)

14'9" x 9'9" (4.52 x 2.98)

Built in wardrobes, double glazed window, radiator





Bedroom 3

13'8" max 10'3" min x 9'7" max 6'3" min (4.17 max 3.14 min x 2.93 max 1.93 min)

Double glazed window, radiator

Shower Room

9'7" x 5'3" (2.93 x 1.61)

Shower in cubicle, hand basin, low level WC, opaque double glazed window, radiator

Second Floor Landing

Built in wardrobes, double glazed French doors to roof garden

Bedroom 1

15'9" max x 9'9" (4.81 max x 2.98)

Two walk in wardrobes, two Velux windows, electric heater

Shower Room

9'11" x 5'3" (3.04 x 1.62)

Shower in cubicle, hand basin, low level WC, Velux window

Roof Garden

Very spacious with astro turf, external storage and water supply, well screened but with beach and sea views to the south, three double electric sockets

Tenure

Freehold

Services

Mains water, electricity, gas, drainage

Council Tax

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.

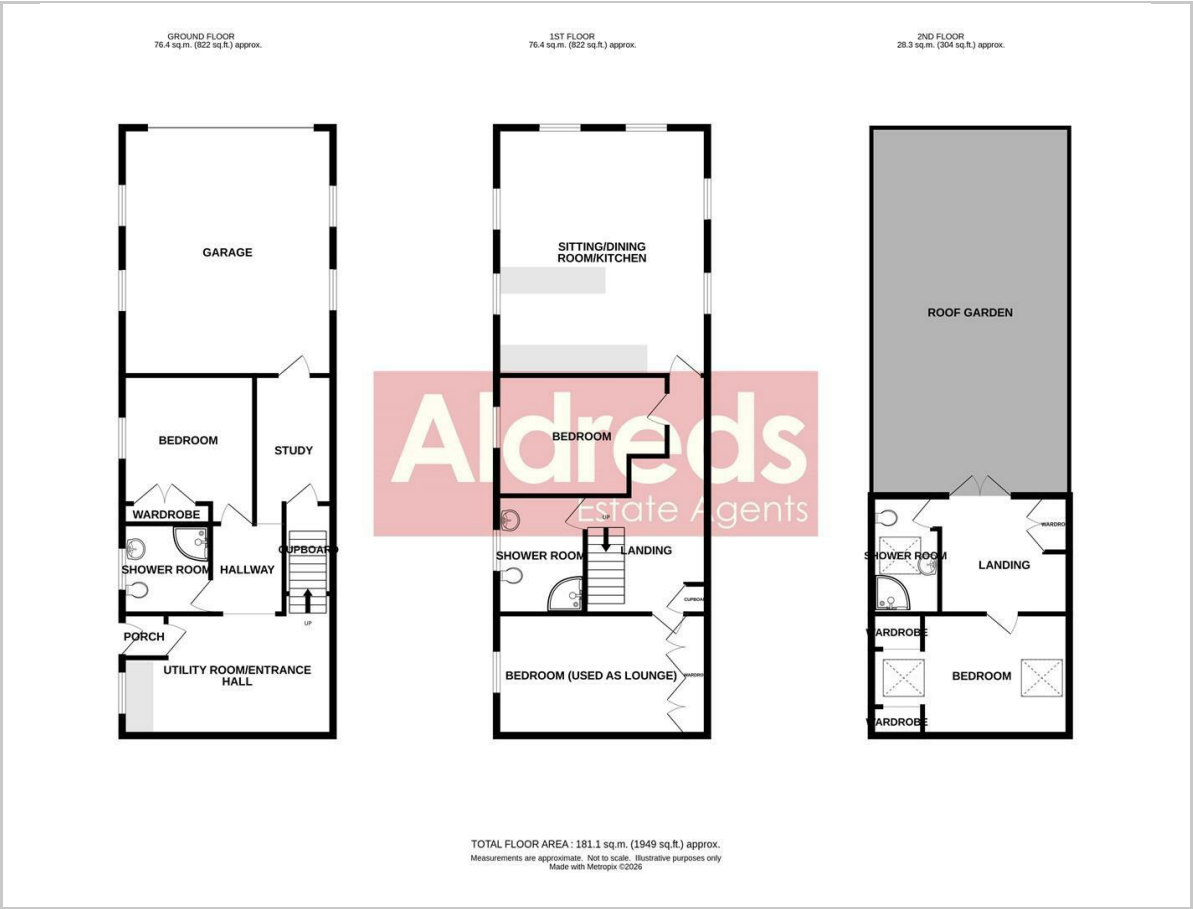
Directions

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, as the road bends to the left turn left into Beach Road, branch right into Cliff Hill where the property can be found at the top.

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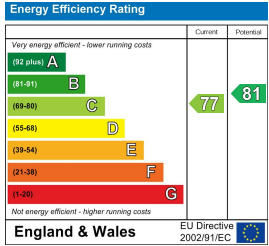
Floor Plan



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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