

Aldreds
Estate Agents



105 Upper Cliff Road

, Gorleston, NR31 6AL

Guide Price £340,000 - £350,000



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, Gorleston, NR31 6AL

GUIDE PRICE £340,000 to £350,000 - This beautifully presented six-bedroom semi-detached home offers generous living space and is perfectly suited for modern family life. The property features a stylish, recently installed Wren kitchen, a convenient utility room, and a downstairs WC. With a recently updated gas combi boiler (2025) and an abundance of character, this home seamlessly blends comfort with charm.

Ideally located in the ever-popular Gorleston area, the property is just a short walk from the beach, making it perfect for those who enjoy coastal living. Outside, a private and enclosed rear garden provides a peaceful retreat, while excellent transport links and a wide range of local amenities are all within easy reach.

Entrance Hall

Door to front, stairs rising to landing.

Lounge

13'3" x 12'11" (4.04 x 3.96)

Feature fireplace, picture rail, bay double glazed window to front aspect, two radiators.

Sitting Room

12'5" x 11'10" (3.81 x 3.61)

Double glazed window to rear aspect, wood burner, radiator.

Kitchen/Dining Room

25'1" x 9'10" (7.65 x 3.02)

Double glazed window and door to side, access to utility and shower room through door to the rear, Wren fitted kitchen with quartz counter tops, under and over counter storage, wall mounted gas combination boiler (installed 2025), pull out larder and bin storage, breakfast bar and range of integrated appliances including: double oven with induction hob, dish washer, fridge freezer and sink and draining board.

Rear Hallway/Utility Room

Double glazed window to side aspect, door to side, plumbing for washing machine.

Shower Room

6'3" x 5'8" (1.93 x 1.75)

Shower in cubicle, hand basin, low level WC, heated towel rail.

Landing

Doors to stairs to second floor landing and under stairs cupboard.

Bedroom 1

13'3" x 11'10" (4.04 x 3.63)

Storage cupboard, bay double glazed window to front aspect, radiator.

Bedroom 2

12'5" x 11'10" (3.81 x 3.61)

Double glazed window to rear aspect, radiator.

Bedroom 3

12'9" x 9'10" (3.91 x 3.00)

Storage cupboard, double glazed window to front aspect, radiator.

Bedroom 6

8'2" x 5'4" (2.49 x 1.65)

Double glazed window to front aspect.





Shower Room

8'5" x 6'11" (2.57 x 2.13)

Shower in cubicle, hand basin, opaque double glazed window to side aspect, radiator.

Separate WC

Low level WC.

Second Floor Landing

Bedroom 4

17'5" x 8'0" (5.31 x 2.44)

Double glazed window to front aspect, double glazed window to rear aspect, door to:-

Bedroom 5

12'4" x 8'5" (3.76 x 2.59)

Double glazed window to rear aspect.

Outside

To the front of the property there is a forecourt. To the rear of the property there is a walled garden with decked and paved patio areas.

Tenure

Freehold

Services

Mains water, electricity, gas 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.

Directions

From the Gorleston office head South along the High Street, continue over the traffic lights into Lowestoff Road, continue up the hill and turn left into Upper Cliff Road, continue along Upper Cliff Road and across the crossroads where the property can be found on the left hand side.

What 3 Words

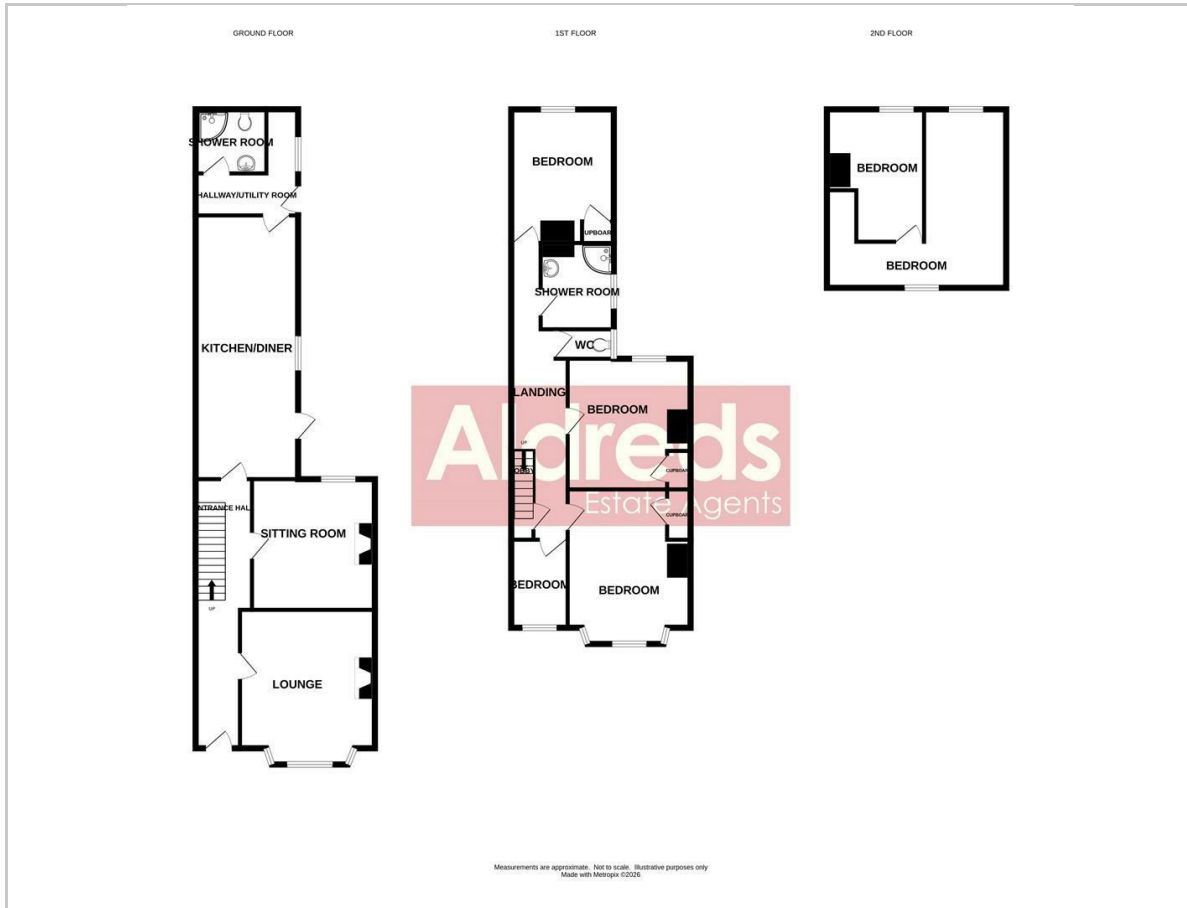
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Floor Plan



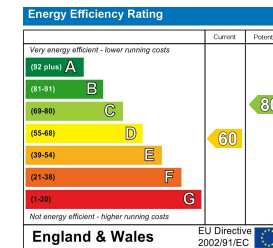
Area Map



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.

Energy Efficiency Graph



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