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70 Cliff Hill
Gorleston, Great Yarmouth, NR31 6DG

O.I.E.O £265,000 Freehold
EPC Rating E

Bycroft Estate Agents are delighted to offer this **CHAIN FREE** recently renovated, four storey, four bedroom mid terraced house enjoying river and sea views to the rear, beautifully positioned in the popular **Cliff Hill** providing easy access to the **Gorleston beach** and sea as well as **Gorleston High Street** where a selection of local shops is available. The accommodation comprises spacious entrance hall, lounge, family bathroom, lower ground floor, kitchen/diner, first floor with two bedrooms one with ensuite, second floor two further bedrooms one with ensuite, gas central heating, double glazed windows.

SPACIOUS ENTRANCE HALL

front door; stairs to lower ground floor and first floor.

HALLWAY

tiled flooring.

LOUNGE

19' 10" x 11' 4" max (6.05m x 3.45m) windows to front and rear aspect; two feature exposed brick fireplaces one with cast iron wood burner; real wood flooring; radiator.

FAMILY BATHROOM

vanity unit comprising wash hand basin with mixer tap; double cupboard under; wc with push button cistern; bath with mains fittings with two shower heads, mixer tap and shower screen; frosted double glazed window; chrome heated towel rail; tiled flooring.

KITCHEN/DINER

17' 4" x 14' 7" max (5.28m x 4.44m) including stairs to first floor; on lower ground floor; L-shaped worktop; range of base cupboards and drawers; built in oven; four ring gas hob; white ceramic one bowl sink with mixer tap; wall units; light and extractor; further worktop with space and plumbing for washing machine and tumble dryer; space for fridge freezer; radiator; rear window; down lights; useful understairs storage cupboard; upvc door into rear courtyard with gate providing access to Beach Road; cupboard housing the Glow Worm gas boiler and storage space.

FIRST FLOOR

large window to rear aspect enjoying river and sea views.

BEDROOM 1

10' 5" x 9' 11" (3.18m x 3.02m) plus large door recess and ensuite; window to front aspect; radiator.

ENSUITE SHOWER ROOM

large shower cubicle with electric shower fittings; vanity unit comprising wash hand basin with mixer tap; wc with concealed push button cistern; frosted double glazed window.

BEDROOM 3

9' 11" x 9' 9" (3.02m x 2.97m) window to front aspect enjoying river and sea views; radiator.

SECOND FLOOR

storage cupboard.

BEDROOM 2

11' 3" x 7' 4" (3.43m x 2.24m) plus window recess to front aspect; radiator; part sloping ceiling.

ENSUITE SHOWER ROOM

shower cubicle with electric shower fittings; vanity unit comprising wc with concealed push button cistern, wash hand basin with mixer tap; storage cupboards; extractor fan; part sloping ceiling.

BEDROOM 4

7' 6" x 6' 9" (2.29m x 2.06m) plus window recess to front aspect enjoying river and sea views; radiator.

OUTSIDE

To the front of the property is a front forecourt & low brick wall. To the rear of the property is a low maintenance enclosed courtyard with gate to Beach Road.

COUNCIL TAX

This property is currently listed as Band B.

VIEWINGS

Strictly by appointment with the selling agents **BYCROFT ESTATE AGENTS**. Tel. 01493 664000.

