



**Lower Cliff Road, Gorleston Great Yarmouth NR31 6AU**



**welcome to**

**Lower Cliff Road, Gorleston Great Yarmouth**

A well presented Three-bedroom terraced house. With the right renovations and personal touches, this charming property offers a fantastic opportunity for a growing family



### **Lounge**

12' 10" x 11' 5" ( 3.91m x 3.48m )

A welcoming living area, with double glazed uPVC entrance door and window to front aspect, wood laminate flooring, coved ceiling, TV point, wall sockets, radiator, and ceiling light. Door gives access to carpeted stairs to first floor landing

### **Kitchen/Dining Room**

27' 7" x 11' 6" ( 8.41m x 3.51m )

A modern and well-appointed kitchen/diner, with double glazed windows to rear and side aspect. A range of wall and base units with complimentary worksurfaces over, built in electric oven, gas hob and canopied stainless steel extractor over, 1.5 bowl stainless steel sink and drainer with mixer taps, space for free standing fridge/freezer, space and plumbing for washing machine, wood laminate flooring, inset ceiling spotlights, and ceiling light, wall sockets, radiator, space for dining table and uPVC door to side, allowing access to garden

### **Downstairs Cloakroom**

7' 7" x 2' 10" ( 2.31m x 0.86m )

Double glazed opaque window to rear aspect, low level W/C, radiator, vinyl flooring, and ceiling light

### **First Floor Accommodation Landing**

Carpeted flooring, ceiling light, radiator, wall sockets, doors allowing access to first floor bedrooms ,shower room and family bathroom

### **Master Bedroom**

8' 6" x 15' 4" Into Recess ( 2.59m x 4.67m Into Recess )

Double glazed window to front aspect, carpeted flooring, ceiling light, coved ceiling, wall sockets and radiator

### **Bedroom Three**

15' 1" x 9' 5" ( 4.60m x 2.87m )

Double glazed window to rear aspect, carpeted flooring, ceiling light, radiator, wall sockets, and coved ceiling

### **Shower Room**

7' 6" x 4' 1" ( 2.29m x 1.24m )

Double glazed opaque window to side aspect, built in shower cubicle with thermostatic shower attachment, vinyl flooring and ceiling light

### **Family Bathroom**

7' 3" x 6' 10" ( 2.21m x 2.08m )

Double glazed opaque window to rear aspect, panelled bath with mixer taps, wash hand basin, W/C, vinyl flooring, radiator, and ceiling light

### **Second Floor Accommodation Bedroom Two**

17' x 9' 9" Into Recess ( 5.18m x 2.97m Into Recess )

Double glazed window to rear aspect, carpeted flooring, ceiling light, radiator, and wall sockets

### **Rear Garden**

A spacious, fully enclosed rear garden, with a sturdy timber and brick post fence at its boundary. The garden is predominantly laid to lawn. Adjacent to the lawn is a paved patio area which gives gated access to side leading to the front of the property.



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## **Lower Cliff Road, Gorleston Great Yarmouth**

- Three Bedroom Terrace House
- Loft Conversion
- Gas Central Heating & Double Glazing
- Modern Fitted kitchen/Diner
- Spacious, Well Presented Property, Ready to be Enjoyed by its New Owners

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

**£180 000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WEA107892 - 0017

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