

Aldreds
Estate Agents



8 Darwin Court, Nuffield Crescent

Gorleston, NR31 7LP

£215,000

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Gorleston, NR31 7LP

This modern four-bedroom mid-terrace home is offered chain free and presents an excellent opportunity for first-time buyers, growing families, or investors alike. Boasting a generous lounge, ground floor WC, and a spacious top floor master suite complete with en suite and dressing room, the property offers flexible and well-designed accommodation throughout.

Externally, the home benefits from easy maintenance front and rear gardens along with two allocated parking spaces to the rear. Ideally situated close to local amenities and excellent transport links, this property combines convenience with contemporary family living.

Entrance Hall

Laminate floor, radiator, double glazed door to front, stairs to first floor, access to cloak room, lounge and kitchen.

Cloakroom

Laminate floor, double glazed window to front, WC, basin, radiator.

Lounge

17'4" x 13'10" (max) (5.3m x 4.24m (max))

Carpet floor, double glazed window and French doors to rear, radiator, under stairs cupboard.

Kitchen

9'6" x 11'11" (2.90m x 3.65m)

Laminate floor, double glazed window to front, laminate counter tops with over and under counter storage, integrated appliances including; fridge freezer, dish washer, cooker with ceramic hob and extractor fan, sink and draining board. Additional space for washing machine.

Landing

Carpet floor, radiator, stairs to second floor, access to 3 bedrooms (or office), and bathroom.

Bedroom 2

11'6" (into recess) x 10'1" (plus wardrobe) (3.51m (into recess) x 3.08m (plus wardrobe))

Carpet floor, double glazed window to front, radiator, built in wardrobes.

Bedroom 3

9'6" x 11'6" (plus wardrobe) (2.91m x 3.52m (plus wardrobe))

Carpet floor, double glazed window to rear, built in wardrobes, radiator.

Bedroom 4/Office

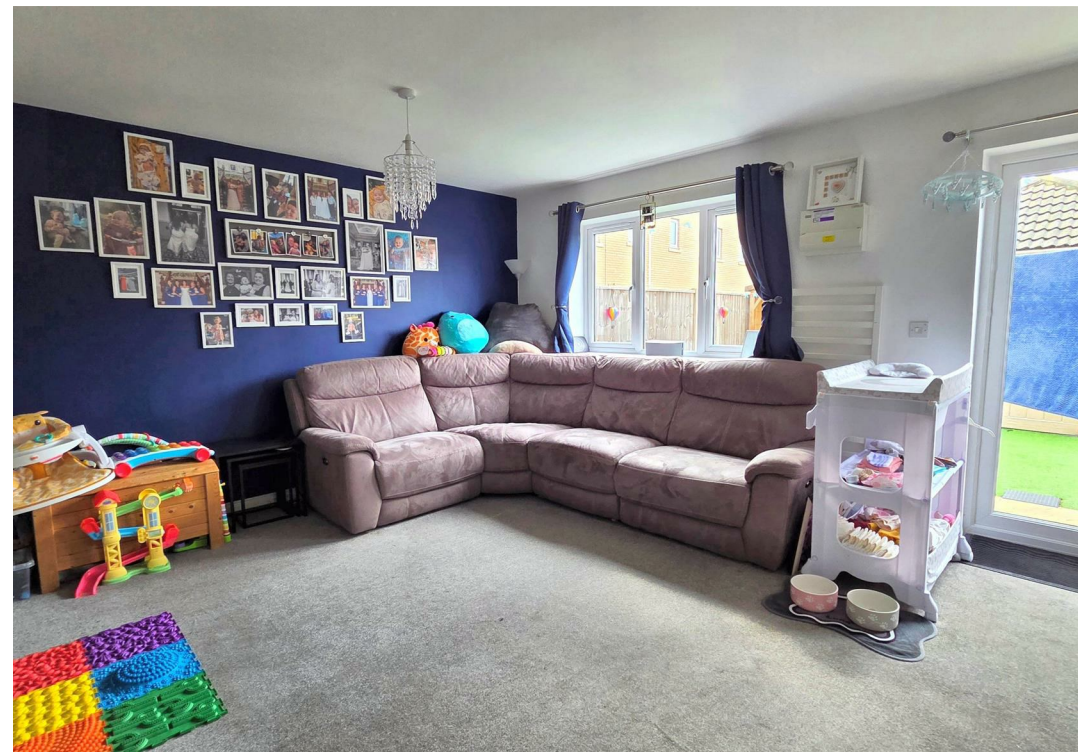
7'3" x 6'6" (max) (2.22m x 2.00m (max))

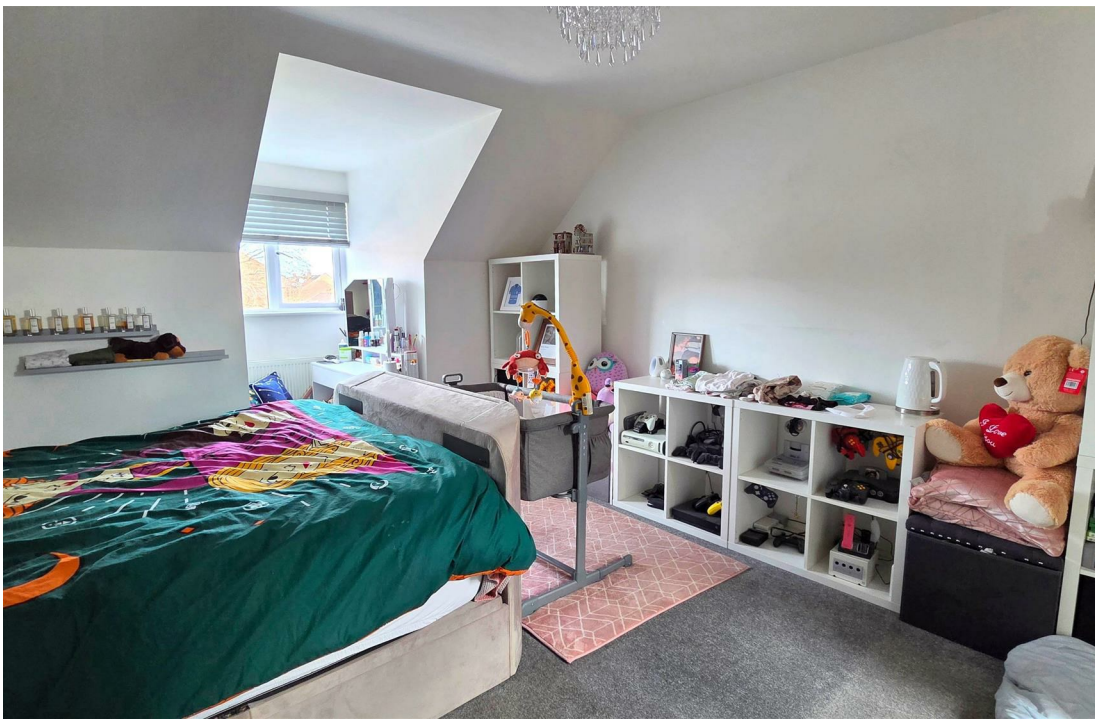
Carpet floor, double glazed window to front, radiator.

Bathroom

7'4" x 6'6" (2.25m x 2.00m)

Tile floor, double glazed window to rear, WC, basin, bath tub with wall mounted shower.





Master Bedroom

13'3" x 13'4" (plus velux recess) (4.06m x 4.08m (plus velux recess))

Carpet floor, double glazed window to front, radiator, opening through to dressing room.

Dressing Room

8'5" x 4'11" (2.57m x 1.50m)

Carpet floor, radiator, double glazed skylight window, access to En-Suite.

En-Suite

Tile floor, double glazed skylight window, WC, basin with vanity unit, shower cubicle.

Outside Front

Artificial lawn, path to front door, metal fence boundaries.

Outside Rear

Artificial lawn, small patio, timber fence boundaries, two allocated parking spaces to the rear of the property.

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.

Direction

From the Gorleston office head South along the High Street. At the traffic lights turn right onto Church Lane, continue over the roundabout and at the traffic lights turn left into Magdalen Way. Follow the road past the shops on the left and the property will be found on the right hand side, just past the right hand turning onto Hertford Way.

Council Tax

Great Yarmouth Borough Council - Band B

Tenure

Freehold

Services

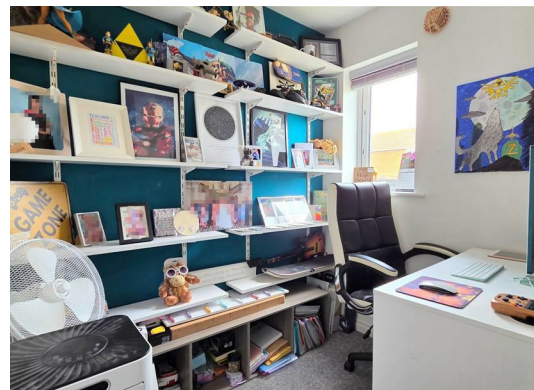
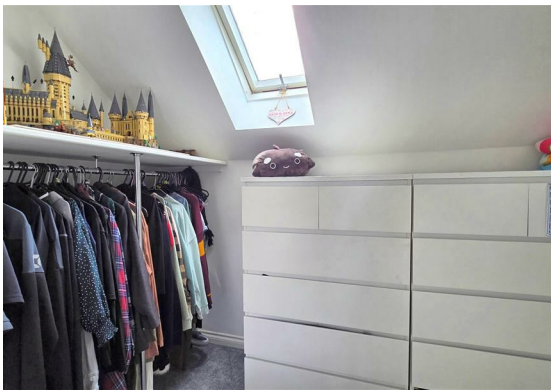
Mains gas, water, electric, drainage

What 3 Words

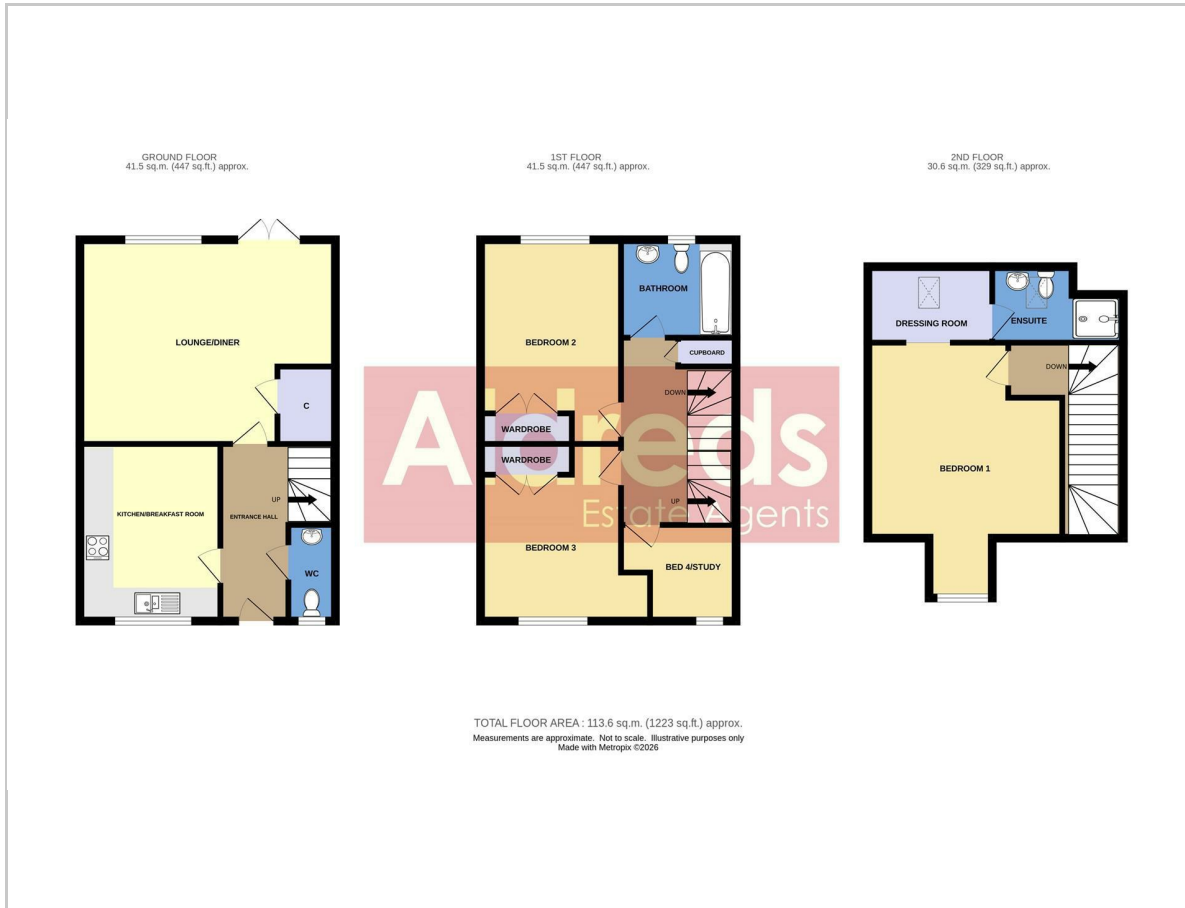
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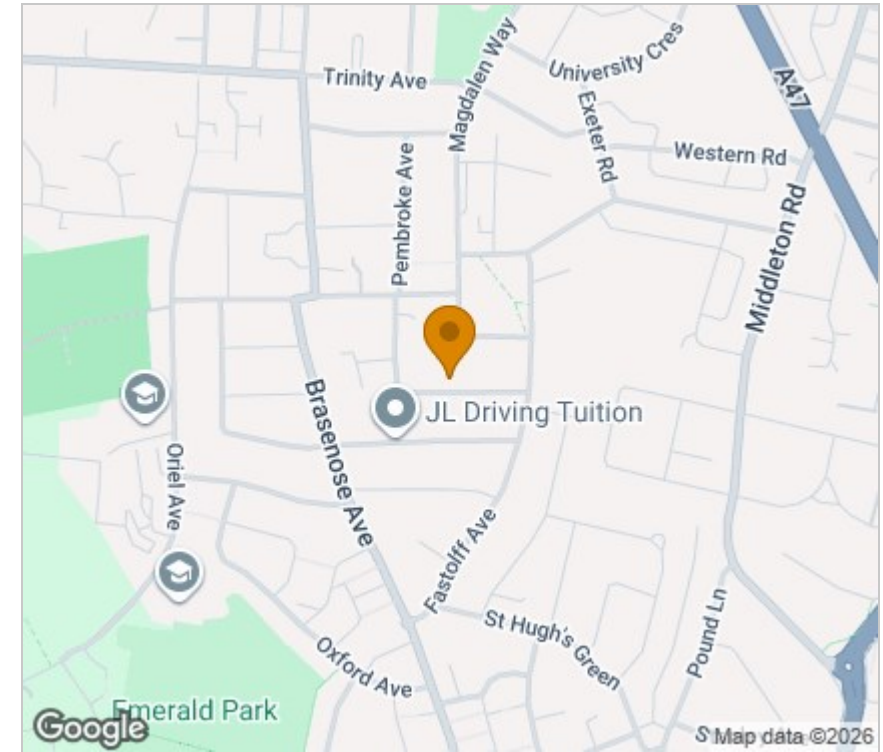
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Floor Plan



Area Map



Viewing

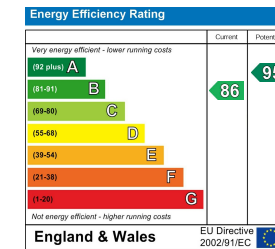
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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