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Lowestoft 01502 733399

Gorleston 01493 658854

£170,000



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50 High Street Gorleston, NR31 6RR

- FORMER FISHERMANS COTTAGE
- HEAPS OF CHARACTER
- HARBOUR VIEWS TO REAR
- TWO / THREE BEDROOM OPTIONS
- NO ONWARD CHAIN
- STUNNING GARDEN TO REAR
- TWO RECEPTION ROOMS
- GAS CENTRAL HEATING
- SOUGHT AFTER LOCATION
- CLOSE TO ALL AMENITIES

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION in DETAIL

GROUND FLOOR

Entrance Porch 1.17m x 0.90m (3' 10" x 2' 11")

Enter through the modern part-glazed front door into your porch. Hang up your coat, kick off your shoes and relax in your new home in this wonderful seaside cottage.

Lounge 3.67m x 3.61m (12' x 11' 10")

Cosy, yet spacious, your Lounge features a uPVC sealed unit double glazed window to front aspect, fitted carpet and radiator.

A door leads you in to your

Dining Room 3.82m x 3.02m (12' 6" x 9' 11")

Located centrally in the cottage, this Reception Room features ample space for a family size dining suite, there's a uPVC sealed unit double glazed window allowing beautiful views down to your rear Garden, a fitted carpet underfoot and radiator. A door leads you in to your staircase which leads up to all first-floor rooms, there's a handy storage cupboard below and an opening into your ...

Kitchen 2.43m x 2.33m (8' x 7' 8")

A range of base and wall units are fitted to three walls complete with 'maple' effect shaker style doors and drawers with a roll edge worktop and tiled splashback over. A stainless-steel sink and drainer is located under your uPVC sealed unit double glazed window and ample space is provided for your automatic washing machine, tall fridge freezer and cooker.

Ceramic tiling is laid to floor and another opening leads you into your ...

Rear Lobby

This is the link between your Kitchen and Bathroom and also features your back door which leads you into your rear Garden.

Bathroom 2.60m x 1.80m (8' 6" x 5' 11")

This luxury Bathroom features a suite comprising of a 'P' shaped bath with shower, tiled wall and curtain over, pedestal sink and low-level WC. Ceramic tiling is laid underfoot, there's an airing cupboard, radiator and opaque uPVC sealed unit double glazed window.

FIRST FLOOR

Landing

At the top of the stairs, your Landing features doors lead off to all Bedrooms.

Bedroom 1 3.81m x 3.00m (12' 6" x 9' 10")

Located at the rear part of the property, enjoy views over the rear Garden and Gorleston Harbour beyond through the uPVC sealed unit double glazed window. There's also a fitted carpet and radiator.

Bedroom 2 3.66m x 2.63m (12' x 8' 8")

A uPVC sealed unit double glazed window to front aspect, carpet and radiator. A further door leads you into ...

Bedroom 3 3.66m x 2.20m (12' x 7' 3")

A simple removal of a studwork wall would convert this space into a huge full width Bedroom, however for now utilise and a home office, nursery or dressing room. There's a uPVC sealed unit double glazed window to rear views.

OUTSIDE

Rear Gardens

Wow! Your rear Garden is quite deceiving and must be seen to be appreciated. Secluded and very private, this beautiful outdoor space is enclosed by walls and fence with borders and raised beds full of mature trees plants and shrubs.

There's a patio adjacent to the rear of the house perfect for a barbecue or even a spot of alfresco dining, and another patio further down the Garden, making a perfect place to relax on your lazy days.

So private, calm and peaceful, this is your secret space and over the back wall views over Gorleston harbour.

There's also a timber shed, plenty of storage and gate leading out.

Council Tax

Band A

SUMMARY

If you crave a traditional cottage in a wonderful seaside town with a stunning private rear Garden yet has the benefits of distant industrial and maritime views, then look no further. Whether you're a first-time buyer, investment buyer or looking for that holiday home by the sea, this could be the one.

Call us now to view.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



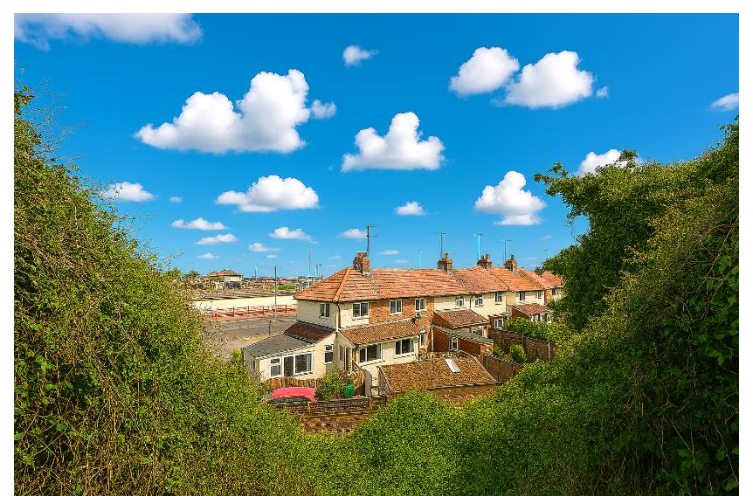
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A CHARMING FORMER FISHERMANS COTTAGE IN SEASIDE TOWN

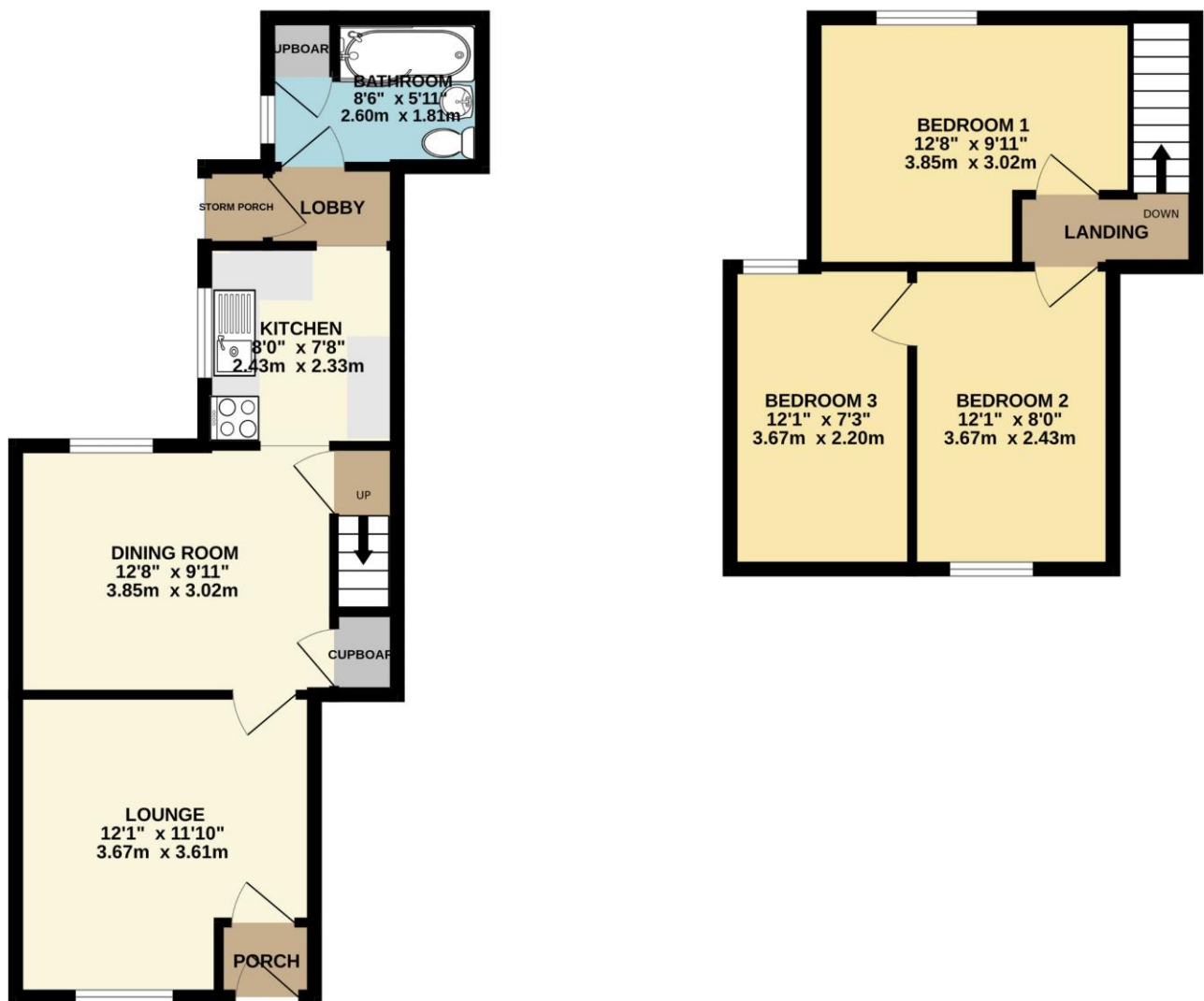
This is a super opportunity to own a beautiful cottage, full of character in the very sought after Gorleston on Sea. Your accommodation comprises of a Lounge, separate Dining Room, Kitchen and Bathroom on the ground floor, while upstairs three good size Bedrooms. There's a stunning mature rear Garden with Harbour views and though this property is steeped in history, it benefits from the modern creature comforts of gas central heating and uPVC double glazing. A huge opportunity for a holiday home, first time or investment buyer.

OVER 760 sq ft of LIVING | STUNNING GARDEN TO REAR | NO ONWARD CHAIN

LOCATION AND AMENITIES

Toward the north end of the seaside town of Gorleston's High Street, this property sits proud. Only a few hundred metres from the town centre and convenient for a range of amenities such as shops, restaurants and pubs with Gorleston's beautiful sandy beach only a mile or so away. With Norfolk's excellent public transport network right on your doorstep with links to Great Yarmouth, Lowestoft and Norwich.

Contact: STEVE NEWSHAM | Mobile: 07785 581002 | Email: steve@one-estates.co.uk



50 HIGH STREET, GORLESTON

TOTAL FLOOR AREA : 762 sq.ft. (70.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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