

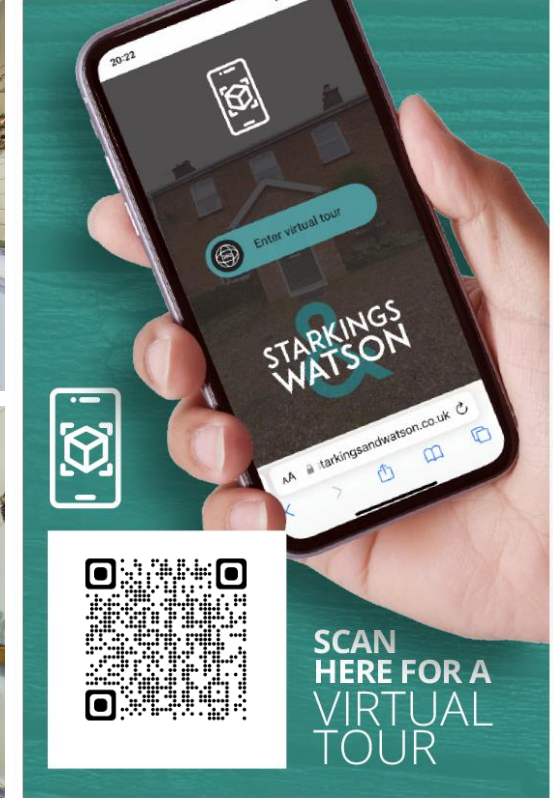
CLIFF PARK COTTAGES

Lowestoft Road, Gorleston NR31 6JL

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336116

FOR SALE PROPERTY



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk



- Semi-Detached Cottage
- One Bedroom Annexe in Garden
- Close to Norfolk Coastline
- Both Immaculately Presented
- Sitting/Dining Room & Kitchen
- Two Bathrooms
- Four Bedrooms Total
- Ample Parking & Shared Driveway

IN SUMMARY

MORE THAN MEETS THE EYE! This SEMI-DETACHED COTTAGE has THREE BEDROOMS in the main house and in the garden, there is a ONE BEDROOM STUDIO/ANNEXE which has been added and could work perfectly for MULTI-GENERATIONAL LIVING. With the JAMES PAGET close by and only a short 15 minute walk to the SEAFRONT, this property has a unique plot and position within GORLESTON. The accommodation is presented in IMMACULATE ORDER with a modern fitted kitchen, dining room, SITTING ROOM with a window facing to front and a UTILITY AREA with space for white goods. Upstairs you find the aforementioned bedrooms and a FAMILY BATHROOM. Outside the gardens can be found adjacent with gated access to the front, and a SHINGLE DRIVEWAY which services only your new home and the attached neighbour.

SETTING THE SCENE

For pedestrian access you can approach the front where there is a low level brick wall and gate leading to the front door. With the gardens positioned to side,

there is a gate into the garden which has high level hedging which faces the road. The rear access is off Kennedy Avenue where a shingle driveway provides access to only the two semi-detached cottages.

THE GRAND TOUR

Stepping inside the hall entrance with stairs to the first floor and an under stair storage area, doors then lead into the kitchen with wall and base level units with an electric hob and oven built in and space provided for a slimline dishwasher. Doors then lead to the utility room where you find floor-space provided for a fridge freezer and washing machine. In the dining room sliding patio doors lead to a patio and parking area, and there is a brick archway into the sitting room with matching wood effect flooring underfoot and a window facing to front. Upstairs three bedrooms which are characterful in that they are irregularly shaped are accessed off landing, and the family bathroom with a shower over bath. The annexe building has a conservatory with a view over the garden, open plan studio style accommodation with kitchen and in one corner a shower room.

THE GREAT OUTDOORS

The gardens are positioned to side which are laid to lawn with raised beds acting as a border. Timber panel fencing keeps the gardens private and secure and with ample space for garden furniture to be added. At the end of the garden there is the annexe accommodation and access to the parking area.



To arrange an accompanied viewing please call our Centralised Hub on **01603 336116**



OUT & ABOUT

The property is situated in Gorleston, out of town, with a wealth of local amenities close by, whilst benefiting from excellent transport links to Great Yarmouth, Lowestoft and Norwich. Amenities include various public houses, retail outlets, schools, doctors and dental practices. Naturally, being a coastal town, the beach and coast line is a local attraction and various car parks allow access.

FIND US

Postcode : NR31 6JL

What3Words : ///polka.truth.booklet

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

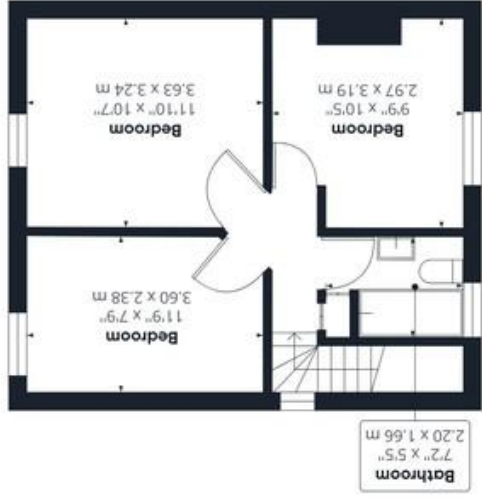
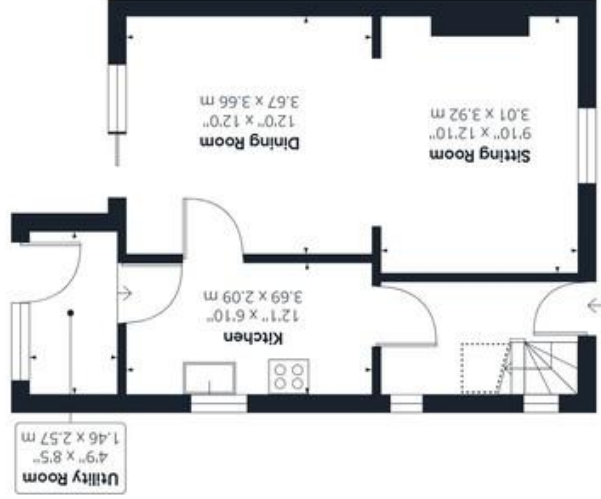
Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk



GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Reduced headroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area⁽¹⁾
1131.62 ft²
105.13 m²

Reduced headroom
7.75 ft²
0.72 m²