

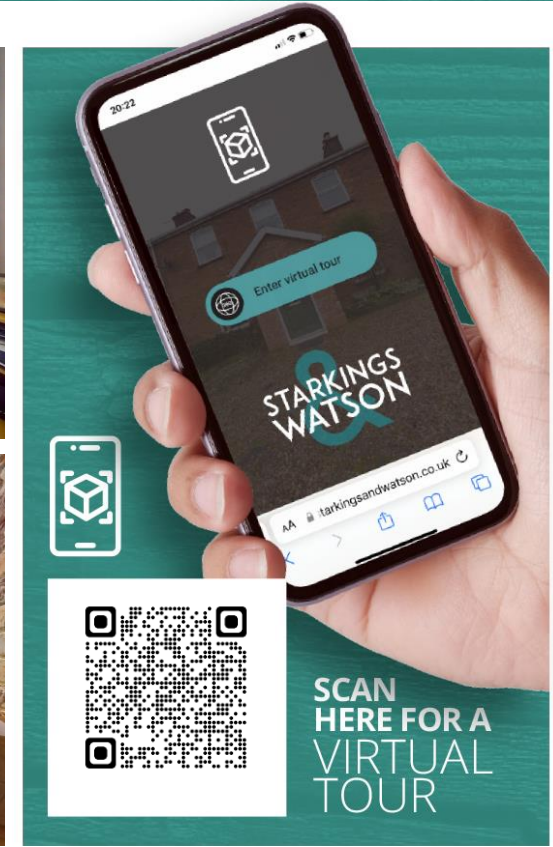
PIER PLAIN

# Gorleston, Great Yarmouth NR31 6PE

Freehold | Energy Efficiency Rating : D

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

# FOR SALE PROPERTY



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# STARKINGS & WATSON

- No Chain!
- Close to Sea Front
- Hall Entrance
- Open Plan Sitting/Dining Room
- Fitted Kitchen with Side Lobby
- Ground Floor Bathroom with Shower
- Four Bedrooms
- Low Maintenance Gardens

### IN SUMMARY

NO CHAIN. Situated CLOSE to the SEA FRONT, this end-terrace home sits behind a STRIKING FACADE, with a LARGE GARDEN and over 1030 Sq. ft (stms) of accommodation. With FOUR BEDROOMS all leading off the landing, the FIRST FLOOR is OVER THE PASSAGE which extends the room sizes. The ground floor HALL ENTRANCE leads to the 26' SITTING/DINING ROOM which creates TWO RECEPTION ROOMS with dual aspect windows. The MODERN KITCHEN leads off, with an adjoining utility/lobby and the FAMILY BATHROOM with shower beyond. Upstairs, the LANDING is a great size, and allows for STUDY SPACE, with the FOUR BEDROOMS LEADING OFF with a W.C, including the main bedroom which is BAY FRONTED. Heading outside, the NON BISECTED GARDEN includes a LARGE AREA of decking and artificial lawn, with a SUMMER HOUSE beyond.

### SETTING THE SCENE

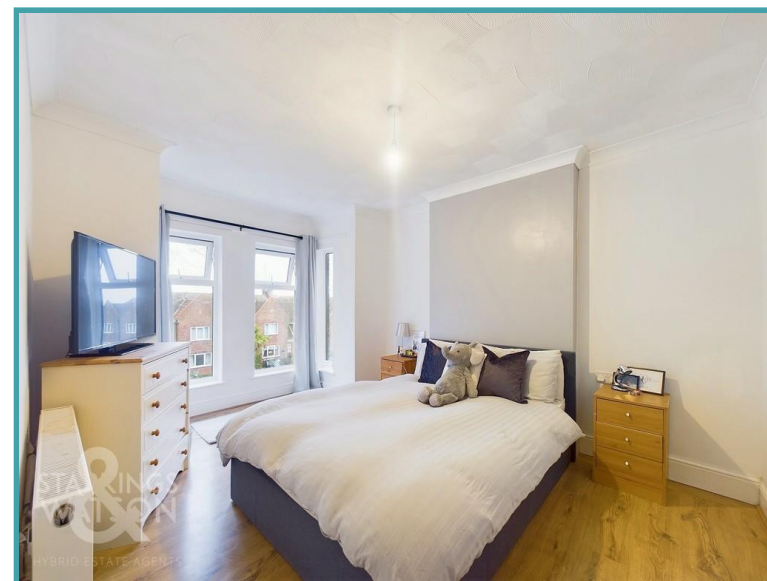
Set behind a low level brick walling with artificial lawn, a pathway leads to the front door. Adjacent a wrought iron gate leads into the passage which provides access to the rear garden.

### THE GRAND TOUR

A uPVC double glazed entrance door leads into the hall entrance, with fitted carpet and stairs rising to the first floor, complete with carpet and an attractive patterned design. The door takes you into the sitting/dining room, offering potential to be one open plan space or separated as sitting and dining space. Low maintenance flooring runs through the space, with a feature fire place to the sitting room and a bay fronted window. A further feature fire place can be found in the dining area, with storage under the stairs. The kitchen is formed in a galley style, with ample storage, an inset gas hob and built-in electric oven. Space is provided for a fridge freezer, washing machine and dishwasher, with tiled splash backs and a door to the side lobby where a door leads to the rear garden. The ground floor bathroom offers a three piece suite, with storage under the sink and a mixture of tiled splash backs and Aqua board splash backs. Heading upstairs, the wood effect flooring runs through the landing, creating an ideal study space, whilst doors lead to the four bedrooms, and W.C - a long room with a two piece suite comprising a low level W.C and wall mounted hand wash basin. Two bedrooms are carpeted and two are finished with wood flooring, whilst the main bedroom is a stand out with a bay fronted window offering views down the road.

### THE GREAT OUTDOORS

The rear garden starts with a gated pathway, stepping up to the enclosed main garden, with decking and artificial lawn. Enclosed with timber panelled fencing, a summer house sits at the end of the garden with mature planting.



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### 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 6PE

What3Words : ///elbow.sweeping.snooping

### 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:



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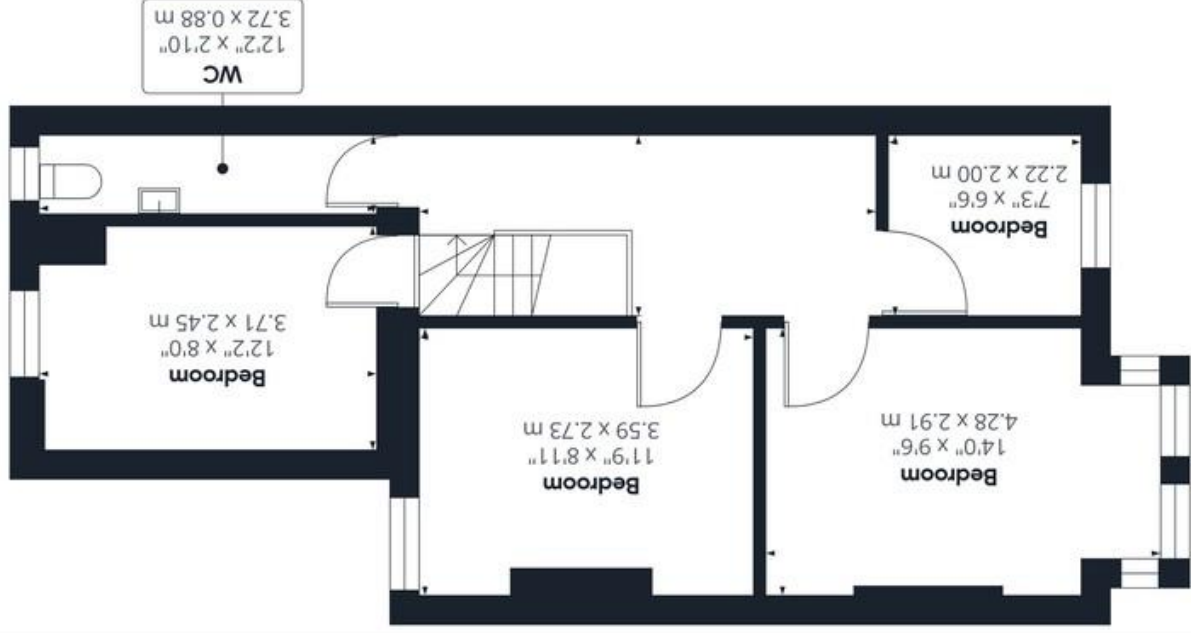
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GIRAFFE 360  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Excluding balconies and terraces

Approximate total area<sup>m</sup>  
 1031.4 ft<sup>2</sup>  
 95.82 m<sup>2</sup>

Floor 1



Ground Floor

