



Nuffield Crescent, Gorleston - NR31 7LL

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Nuffield Crescent

Gorleston, Great Yarmouth

MOTIVATED SELLERS. This END TERRACE HOUSE is set back from the road giving an abundance of OFF ROAD PARKING. Internally the accommodation has recently been UPDATED by the current owners. This accommodation includes a DUAL ASPECT SITTING ROOM, kitchen with BREAKFAST BAR and PANTRY storage - all finished with a ground floor CLOAKROOM. The first floor gives access to THREE BEDROOMS with the larger offering potential for BUILT-IN WARDROBES, a NEWLY FITTED family bathroom plus a central landing with lots of STORAGE potential. Externally, the low maintenance garden is surrounded by timber fencing with multiple OUTBUILDINGS including an EXTENSIVE WORKSHOP.



Council Tax band: B

Tenure: Freehold

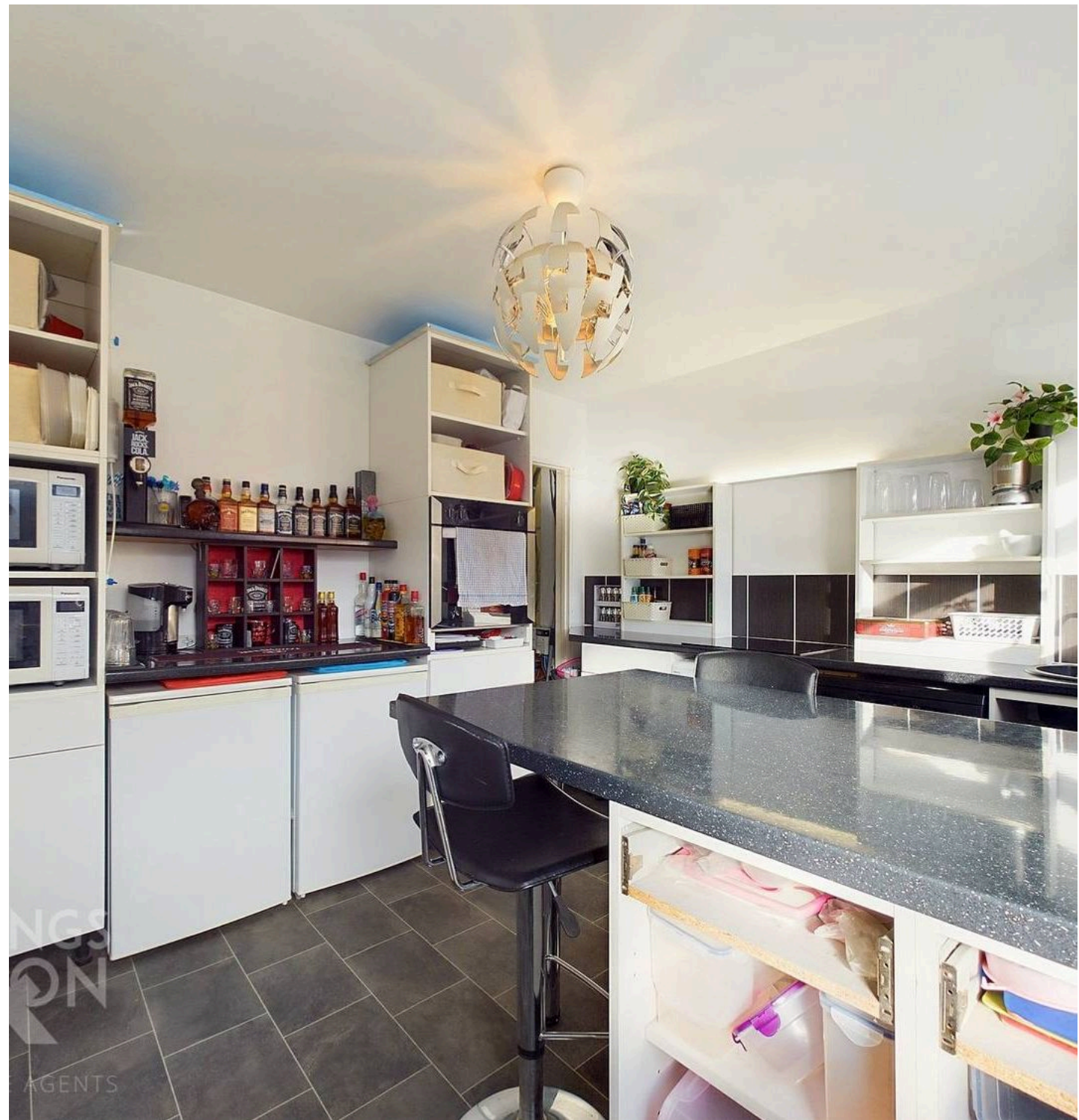
EPC Energy Efficiency Rating: C

- End Terrace House
- 15' Sitting Room
- Fitted Kitchen with Pantry Storage
- Family Bathroom & Cloakroom
- Ample Off Road Parking
- Private Rear Garden
- Substantial Workshop & External Workspace

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.

SETTING THE SCENE

The property is found at a spot on the close where the road turns meaning the adjacent properties are set back even further than usual giving an enhanced sense of privacy. This property is also set back from the road with a large concrete driveway to the front giving lots of parking potential which could easily be turned into a well decorated lawn garden if parking isn't a necessity.



THE GRAND TOUR

Stepping into the property you will be faced with the stairs in front leading to the first floor. Turning to your left you will enter the carpeted, well-lit sitting room which is currently used as an entertainment area but offers more than enough floor space for soft furnishings to create an ideal sitting room. Adjacent to this, and just to the right of the front door, is the cloakroom. This space houses the gas boiler and gives space to the handy coat storage as well as the toilet. Towards the rear of the property is the kitchen with a wide range of wall and base mounted storage plus an ever popular pantry storage too, heading under the stairs. There are integrated cooking appliances including an electric hob and integrated oven whilst there is lots of space under the work tops for a fridge, freezer, tumble dryer and plumbing for the washing machine and dishwasher. Next to the rear access door to the rear garden is a breakfast bar sitting in the middle of the room making this space an ideal spot to catch up whilst cooking dinner or enjoying breakfast. Heading up the stairs you will find a split landing, much larger than anticipated creating an ideal space for additional storage as envisaged by the current owners. To the front of the property you can find two of the bedrooms with the right hand side room being the smaller. This room has carpeted flooring, uPVC double glazed window to the front, a radiator and does create the ideal space for a smaller bedroom, nursery or home office space. Next to this is the second bedroom, also with carpeted flooring, uPVC window to the front, radiator currently being used as a storage room but would make a great second bedroom. Towards the rear of the property, to the right of the stairs, is the largest bedroom, with ample space for a large bed and additional storage. There is a large window overlooking the rear garden and currently, the owners have found an alternative use for the integrated storage space however, this could easily be re-instated to create built in wardrobes and additional floor space. Finally, the family bathroom is an attractively fitted bathroom suite with tiled surround, toilet and wash basin set with vanity storage and bathtub with a glass screen and wall mounted shower head.

FIND US

Postcode : NR31 7LL

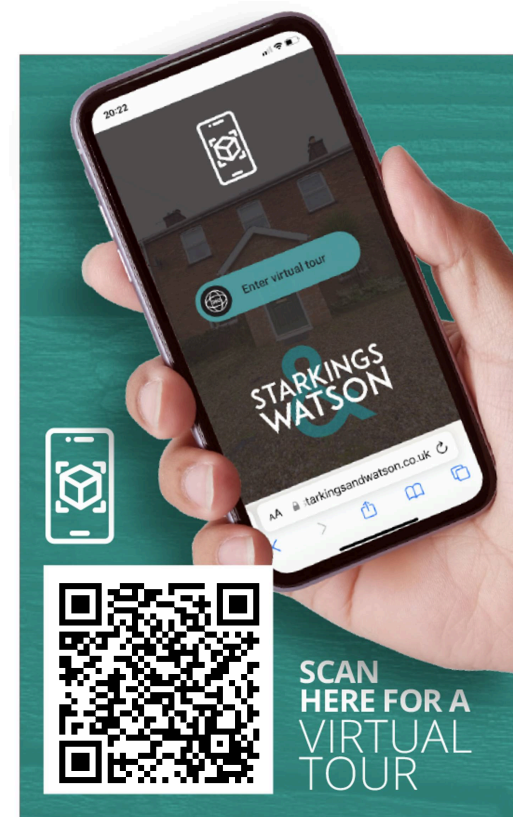
What3Words : ///bothered.pollution.shoelaces

VIRTUAL TOUR

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

AGENTS NOTE

The owners have made the agents aware that there is a patch fix needed to the roof of the property which is NOT currently an issue. It has been a recommended that patch fixes of around £2000 are needed within 2 years & possibly up to max £8000 work for a full re roof within 10yrs, as per a surveyor and 2 independent quotes. More information can be requested for interested parties. This has already been reflected in the pricing of the property.



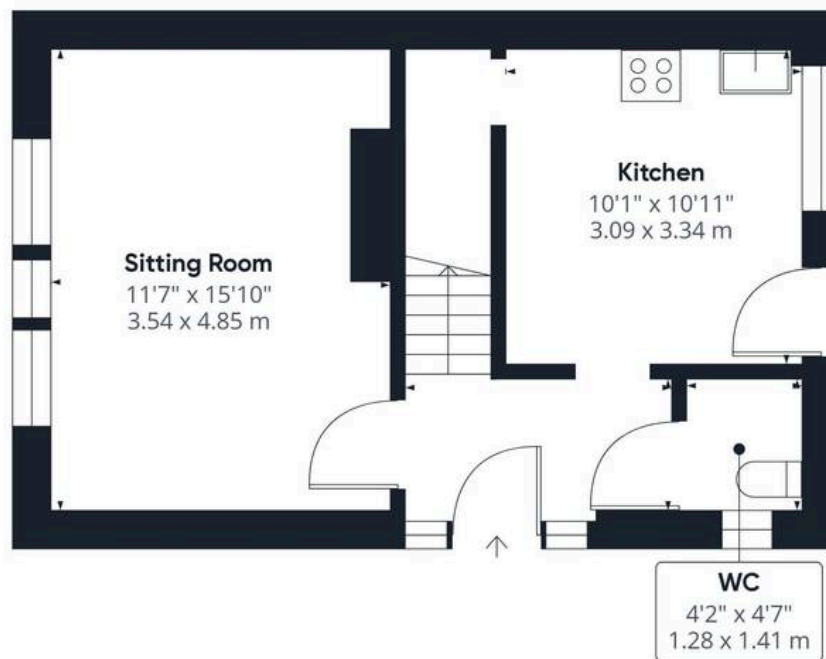




THE GREAT OUTDOORS

The rear garden is predominantly laid with concrete as to meet the vendors requirements of additional storage but could easily be laid to lawn to create a family friendly space. Currently there is a bespoke built workshop set upon concrete hard standing, with full electric plus multiple additional sheds/outbuildings.





Ground Floor

Approximate total area⁽¹⁾

754.69 ft²

70.11 m²



Floor 1

(1) Excluding balconies and terraces

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

GIRAFFE 360



Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336116 • centralisedhub@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.