

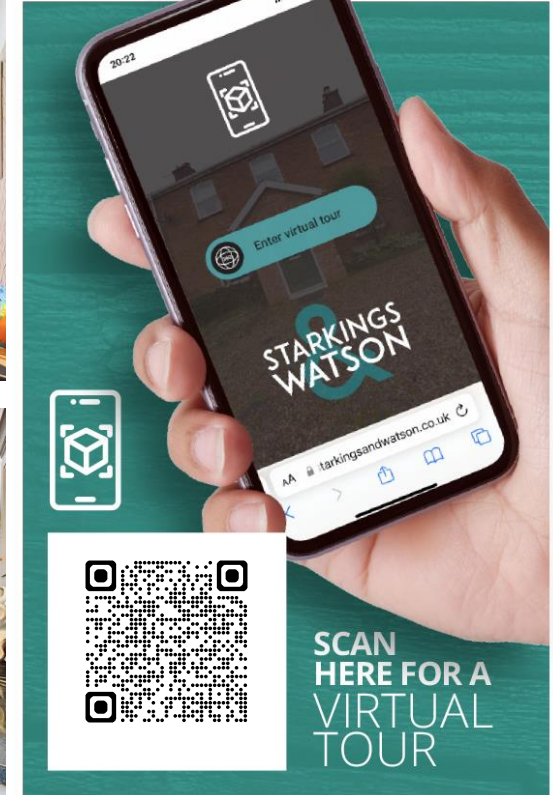
BERBERIS GREEN

# Gorleston, Great Yarmouth NR31 8LQ

Freehold | Energy Efficiency Rating : C

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

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# STARKINGS & WATSON

- Mid-Terrace House
- Separate Porch Entrance
- Generous Sitting Room
- Open Kitchen/Breakfast Room
- Three Bedrooms
- Fully Enclosed Rear Garden
- Ideal First Time Buy Or Investment
- Close To All Local Amenities

### IN SUMMARY

This well presented MID-TERRACE HOUSE offers a generous living space ideal for modern family living with a 16' SITTING ROOM leading into the open 15' KITCHEN/DINING room beyond with handy PANTRY storage and direct access into the LOW-MAINTENANCE REAR GARDEN creating a welcoming and free-flowing feel. The first floor grants access to THREE BEDROOMS, the larger being a DUAL ASPECT 15' room all served by a three piece FAMILY BATHROOM complete with a SKY LIGHT ABOVE allowing natural light to flood the room. This property would make the ideal FIRST TIME BUY or INVESTMENT purchase where all AMENITIES, public transport links and SCHOOLS are all within walking distance with the stunning GORLESTON BEACH and SEA a short walk away also.

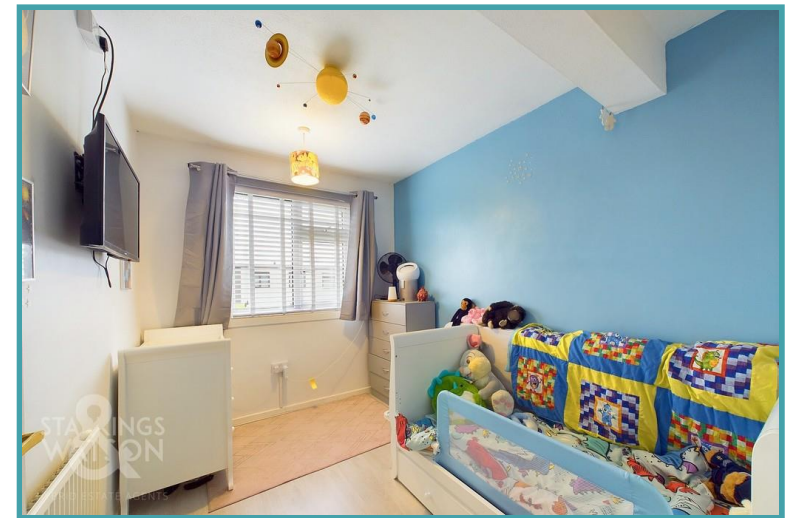
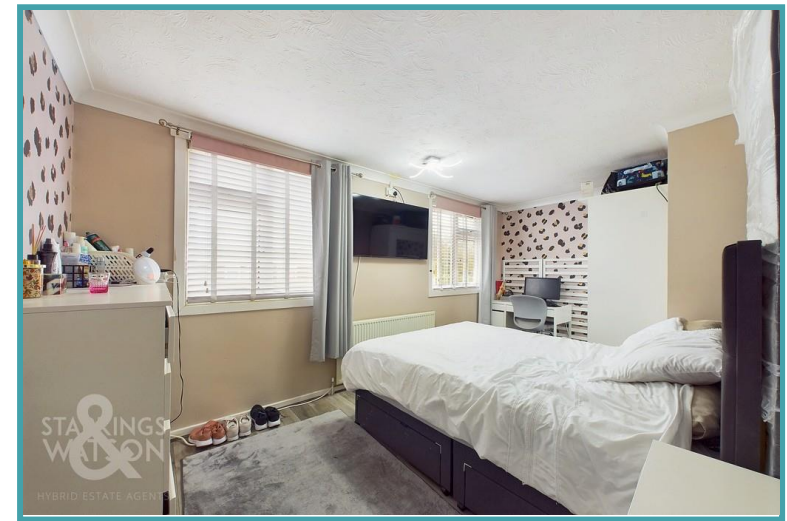
### SETTING THE SCENE

The property is approached via a communal walkway sitting between the two rows of terraces with an opening leading towards a low level brick wall and timber fence with swinging gates allowing access into

the low maintenance front lawn laid with artificial turf and planting borders leading towards the front door.

### THE GRAND TOUR

Stepping inside you are first met with the porch entrance, the ideal space to slip off coat and shoes before heading into the property where you will initially find the generously sized sitting room with wooden effect flooring underfoot and large floor space suitable for a choice of layout of soft furnishings. A large uPVC double glazed window sits facing out to the front of the property with a radiator below, while walking through to the rear via the central hall, and stairs for the first floor you can find the open kitchen/dining room. Complete with a range of wall and base mounted storage set around rolled edge work surfaces this space allowing enough room for a formal dining table and work surfaces which give way to an integrated oven and hob all leaving space for a standalone fridge/freezer and plumbing for a washing machine and dishwasher. Just beyond the kitchen and underneath the stairs is a handy pantry style storage space currently housing additional storage solutions and a tumble dryer. The first floor landing grants access to all three bedrooms as well as the three piece family bathroom suite to compete with an all tiled surround and tile flooring. A large skylight sits above the bath allowing natural light to pour into the room whilst a rainfall shower and separate shower head are mounted over the corner bath unit. The largest bedroom within the property is a dual aspect room overlooking the rear garden via large double glazed windows to the very rear of the



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property. A high gloss wooden effect flooring is laid underfoot leaving space for a large double bed and additional storage solutions. Turning left from the stairs you will find the second bedroom, a double room currently serving as a nursery with all wooden effect flooring underfoot whilst the smaller sits next door with the same wooden effect flooring underfoot and double glazed window to the front of the property. This room could make the ideal single bedroom or potential study if desired.

### THE GREAT OUTDOORS

The rear garden is offered in a low maintenance state, fully enclosed with timber fencing running parallel to one another and the rear with a flagstone patio seating area running from the immediate rear of the property to the boundary fences with an external brick shed and artificial lawn space creating ideal seating in the warm summer sunshine or play space for the family to enjoy.

### 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 coastline is a local attraction and various car parks allow access.

### FIND US

Postcode : NR31 8LQ

What3Words : ///fermented.bedding.merchant

### VIRTUAL TOUR

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

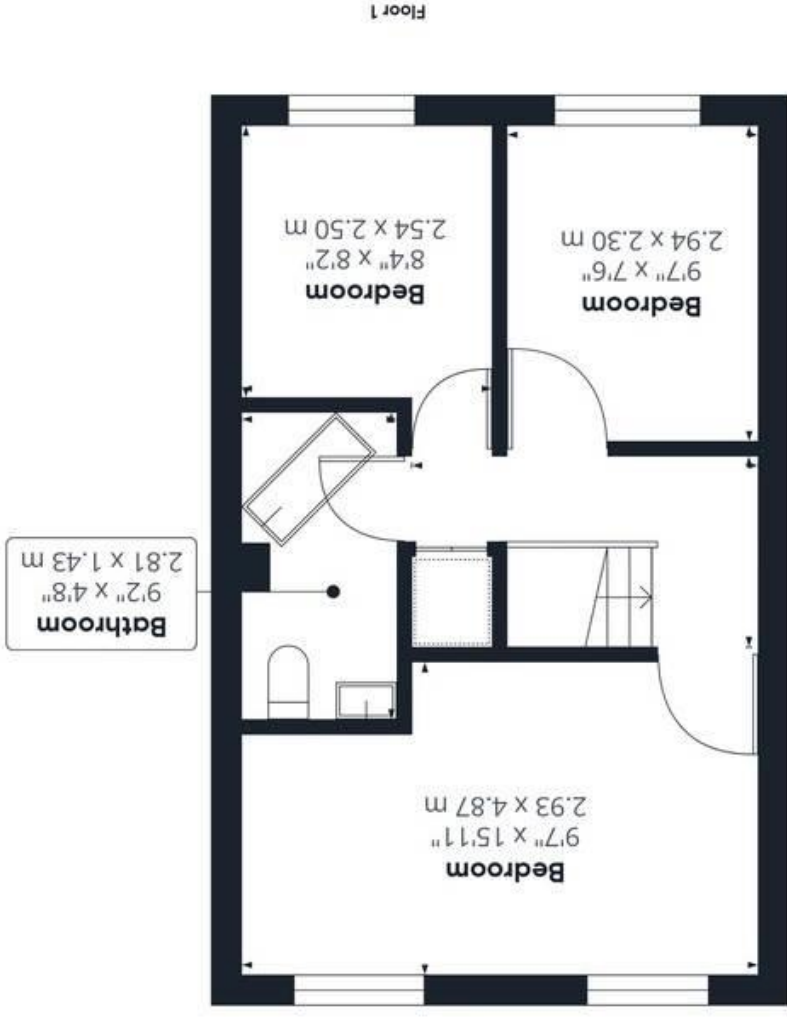
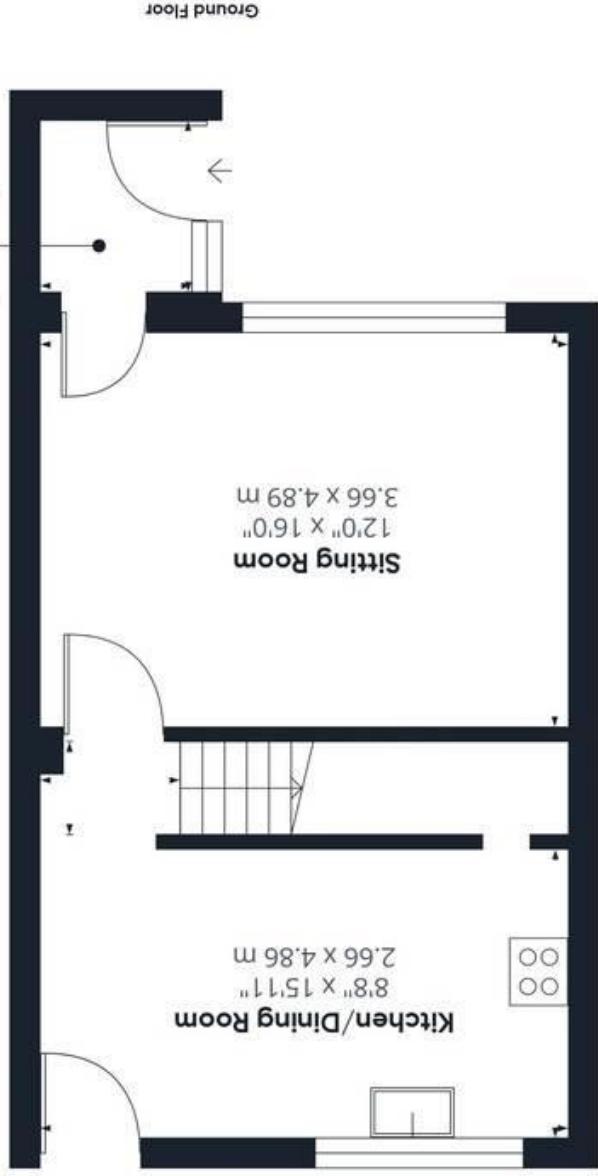
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Price:



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 standard.  
 Calculations are based on RICS JPM5 3C  
 plan is for illustrative purposes only.  
 While every attempt has been made to  
 ensure accuracy, all measurements are  
 approximate, not to scale. This floor

(1) Excluding balconies and terraces

Approximate total area<sup>m</sup>  
 782 ft<sup>2</sup>  
 72.65 m<sup>2</sup>