

**Aldreds**  
Estate Agents



44 Darwin Court Nuffield Crescent

Gorleston, NR31 7LP

Offers In Excess Of £195,000



## 44 Darwin Court Nuffield Crescent

Gorleston, NR31 7LP

This well-presented two-bedroom mid-terrace home, built in 2016, offers stylish and modern living throughout, making it an ideal purchase for first-time buyers or investors alike. The property features a bright and spacious open-plan kitchen/diner fitted with contemporary appliances, providing the perfect space for both everyday living and entertaining.

Externally, the home benefits from a private, enclosed rear garden, ideal for relaxing or hosting guests, along with a driveway providing parking for two cars and an additional allocated space in the communal car park to the rear. Further accommodation includes a convenient downstairs WC, while the property is ideally situated close to local amenities and excellent transport links.

### Entrance Hall

Laminate floor, double glazed door to front, access to lounge, cloak room and stairs to first floor.

### Cloakroom

Vinyl floor, double glazed window to front, WC, basin, radiator.

### Lounge

17'1" x 9'10" (5.23m x 3.00m)

Carpet floor, double glazed window to front, radiator, under stairs cupboard, opening through to kitchen/diner.

### Kitchen/Diner

13'10" x 10'2" (4.22m x 3.10m)

Tile floor, double glazed window and door to rear, radiator, laminate counter tops with under counter and wall mounted storage, wall mounted boiler, integrated oven and hob with extractor fan, sink and draining board, space for free standing washing machine and fridge freezer.

### Landing

Carpet floor, loft hatch, access to two bedrooms, bathroom and cupboard.

### Bedroom 1

13'10" x 10'2" (4.22m x 3.12m)

Double glazed window to rear, radiator, carpet floor.

### Bedroom 2

13'10" x 9'3" (4.22m x 2.82m)

Carpet floor, double glazed window to front, radiator.

### Bathroom

7'2" x 6'3" (2.2m x 1.93m)

Vinyl floor, WC, basin with storage unit, bath tub with wall mounted shower and glass screen.





### Outside Front

Tarmac driveway for 2 cars.

### Outside Rear

Artificial lawn, timber fence boundaries with rear access gate, timber shed, concrete patio seating area.

### Council Tax

Great Yarmouth Borough Council - Band B

### Tenure

Freehold - There is an estate charge of £120 per year paid in two increments every 6 months.

### Services

Mains gas, electric, water, drainage

### Location

Gorleston on Sea is a coastal town 2 miles from Great Yarmouth centre and has a varied selection of local shops \* Golf Course \* Modern District hospital \* Schools for all ages \* Library \* Regular bus services to the main shopping areas and a sandy beach.

### Directions

From our Gorleston office head south along the High Street, turn right at the traffic lights in to Church Lane, continue over the roundabout, at the traffic lights turn left in to Magdalen Way, take the third turning on the right in to Hertford Way, turn left in to Nuffield Crescent.

### What 3 Words

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### Ref

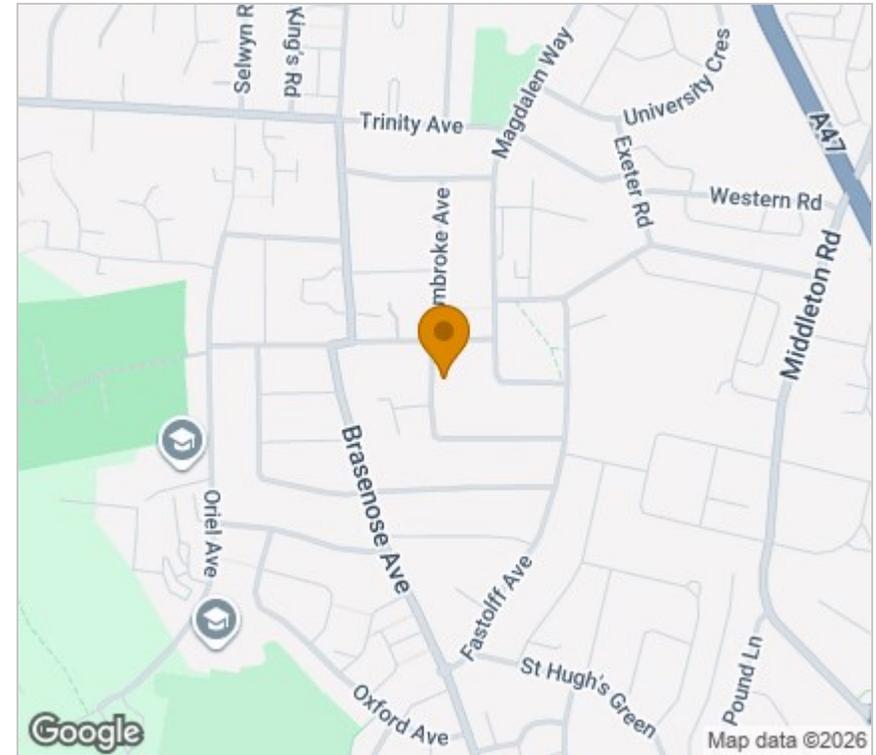
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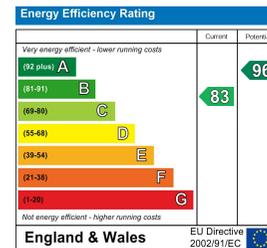
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

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