



21 Cliff Hill

Gorleston, Great Yarmouth, NR31 6DQ

£280,000



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Sitting in this sought after conservation area, Aldreds are delighted to offer this extremely well presented, three storey, three bedroom cottage with garden, driveway, garage and sea view! The ground floor offers a lounge with wood burner, dining room that opens through to a well presented kitchen/breakfast room with French doors to the west facing garden. The first floor offers two bedrooms and a bathroom separately off landing with a further bedroom on the second floor. Gas central heating and double glazing. Front garden. To the rear there is a well kept garden, driveway and a garage/workshop. The property is offered with no upward chain.

## Lounge

13'3" x 11'10" (4.05 x 3.62)

Wood burner in feature brick fireplace, door to front, double glazed window to front aspect, radiator

## Dining Room

10'5" x 8'10" (3.2 x 2.7)

Stairs to landing, radiator, under stair cupboard

## Kitchen/Breakfast Room

14'9" average x 11'0" max 7'1" min (4.52 average x 3.37 max 2.16 min)

Base & wall units with worktops, double glazed window to rear aspect, double glazed French doors to rear, radiator, sink with drainer, electric hob with extractor hood, electric oven, inset ceiling lights, wall mounted gas boiler in storage cupboard, integrated dishwasher, integrated fridge/freezer, integrated washing machine

## Landing

Door to stairs to Bedroom 2

## Bedroom 1

12'0" x 11'10" (3.68 x 3.62)

Sea views, two fitted wardrobes, double glazed window to front aspect, radiator

## Bedroom 3

9'1" x 8'2" (2.77 x 2.51)

Double glazed windows to rear aspect, radiator





#### Bathroom

7'1" x 6'1" (2.16 x 1.87)

P shaped bath with shower over, hand basin, low level WC, double glazed window to side aspect, radiator

#### Second Floor Bedroom 2

12'11" x 11'5" (3.94 x 3.5)

Sea views, exposed brickwork chimney breasts, two Velux windows, radiator

#### Outside

To the front there is a paved garden with bushes. The rear garden faces west and is paved with beautiful flower borders containing plants, flowers & shrubs, veranda providing covered seating area, driveway. The garage/workshop has power, water and a sewage connection with potential to convert subject to any necessary consents.

#### Tenure

Freehold

#### Services

Mains electric, water, gas, drainage

#### Council Tax

Band B

#### 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.

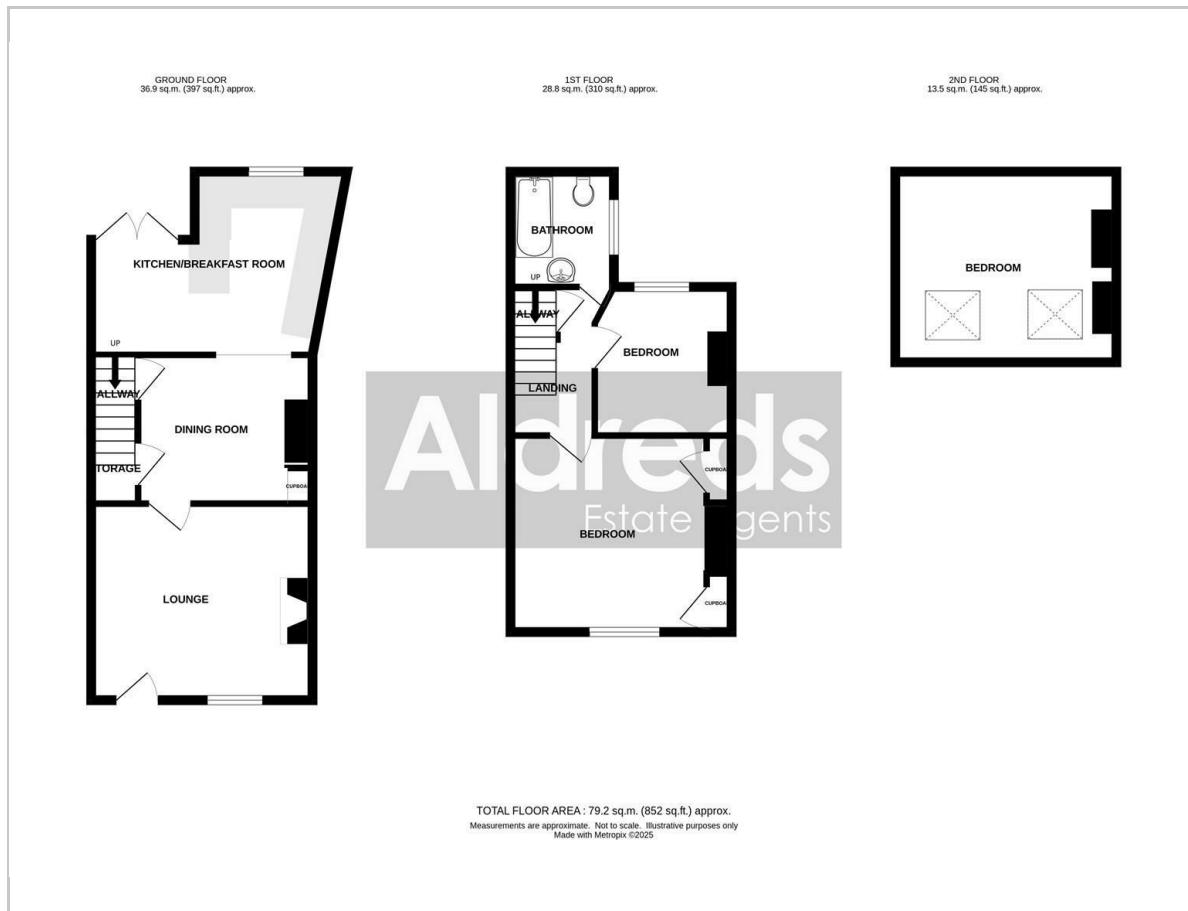
#### Directions

From the Gorleston office head south along the High Street. At the traffic lights turn left into Baker Street and follow the road round to the right into Pier Plain. At the end of Pier Plain turn left into Pier Walk and immediately right taking the right hand fork into Cliff Hill where the property will be found on the right hand side.

Ref G18399/10/25



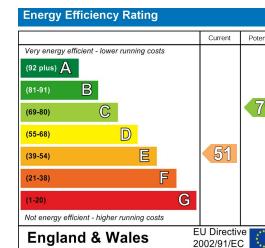
## Floor Plan



## 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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