

Aldreds
Estate Agents



93 Church Road

Gorleston, NR31 6LS

£200,000



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A beautifully presented three-bedroom mid-terrace house situated in a sought-after central Gorleston location, offered chain free and in true turn-key condition. The property has been tastefully modernized throughout, creating a bright and airy feel, and benefits from private off-road parking to the rear—an increasingly rare feature for homes of this type.

Inside, the accommodation is both versatile and stylish, with an open plan lounge/diner ideal for modern living. There are three bedrooms, or the flexibility of two bedrooms plus a dressing room, alongside ample fitted storage throughout. This is a fantastic opportunity for buyers seeking a ready-to-move-into home in a convenient and popular setting.

Lounge/Diner

11'10" x 24'6" (3.63m x 7.48m)

Laminate floor, double glazed door and window to front, built in cupboard, two radiators, stairs to first floor, single glazed window and door access into kitchen.

Kitchen

11'10" x 7'11" (3.63m x 2.43m)

Tile floor, double glazed window and door to rear, access to bathroom, part polycarbonate roof, laminate counter tops with space for fridge/freezer, ceramic hob, integrated oven with extractor fan above, space for washing machine, sink and draining board, wine fridge.

Shower Room

6'0" x 4'11" (1.83m x 1.50m)

Vinyl floor, double glazed window to front, WC, basin with vanity unit, corner shower cubicle with wall mounted shower and glass screens, heated towel rail.

Landing

Carpet floor, access to two bedrooms.

Bedroom 1

9'9" (11'11" into wardrobe) x 10'5" (2.99m (3.64m into wardrobe) x 3.20m)

laminate floor, double glazed window to front, radiator, wall to wall fitted wardrobe.

Bedroom 2

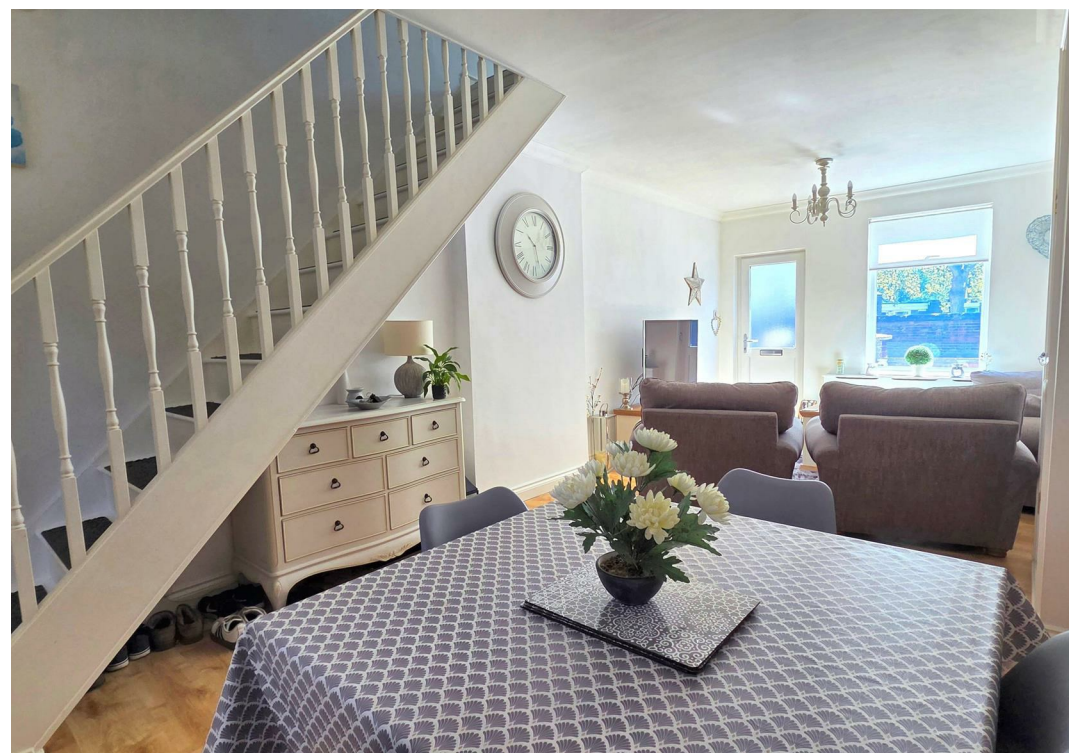
11'11" (max) x 13'8" (3.64m (max) x 4.19m)

Double glazed window to rear, laminate floor, radiator, access 3rd bedroom, hidden access with stair to loft space.

Dressing Room/Bedroom 3

13'8" x 6'2" (including wardrobe space) (4.19m x 1.88m (including wardrobe space))

Laminate floor, double glazed window to rear, radiator, fitted wardrobes.





Outside Front

Brick wall boundaries, access gate, concrete path to front door.

Outside Rear

Concrete patio, timber fence boundaries, various shrubs, timber summer house with extended roof covering, additional timber storage shed, access gate to rear leading to private driveway/parking space.

Council Tax

Great Yarmouth Borough Council - Band A

Tenure

Freehold

Services

Mains water, gas, electric, drainage

Directions

On foot from the office, head up Cross Road, at the end turn left into Church Road and the property can be found on the right hand side before the turning into Recreation Road.



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.

What 3 Words

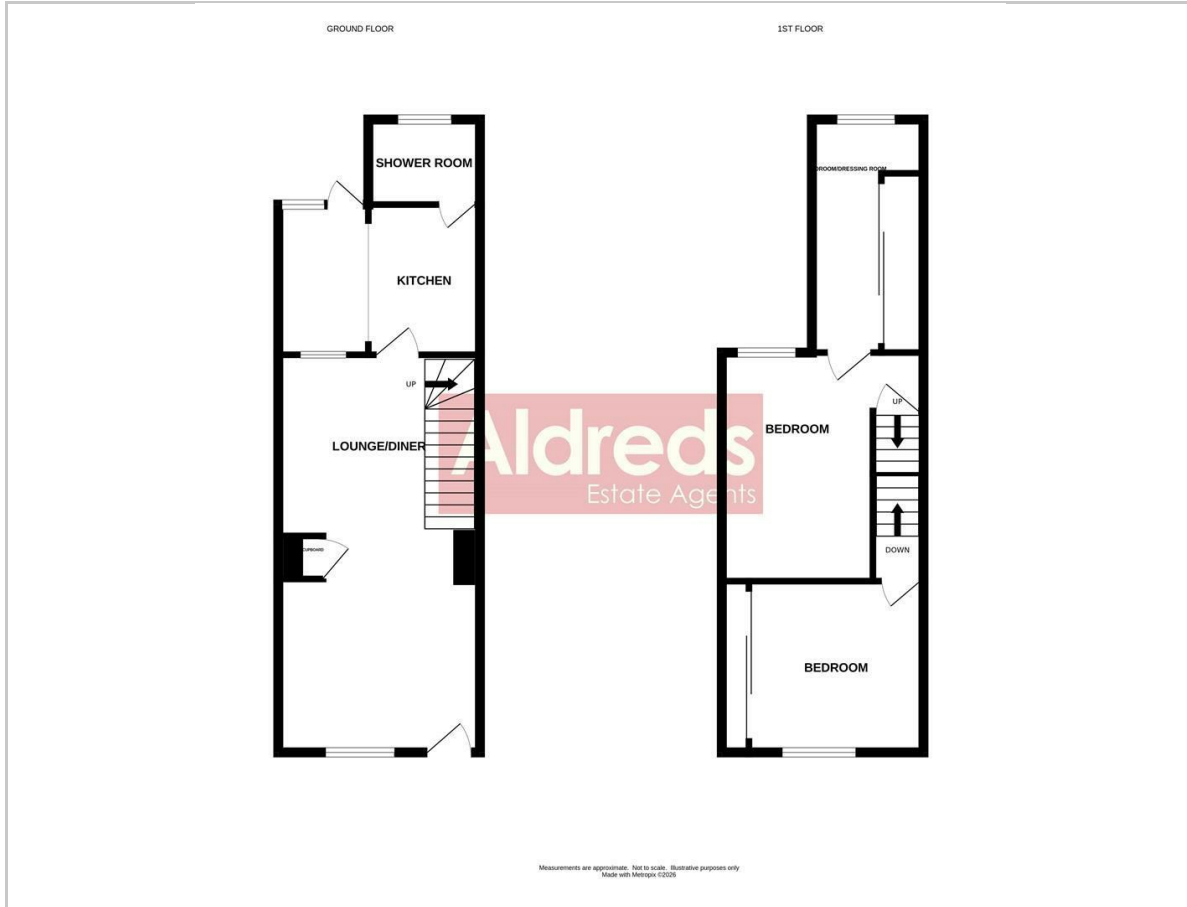
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Floor Plan



Viewing

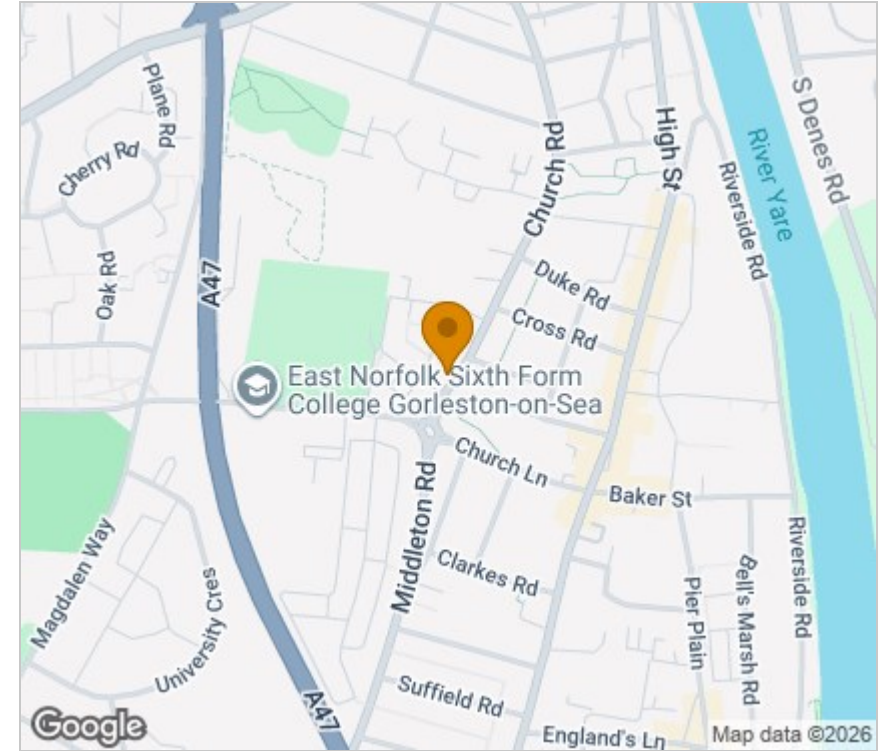
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Disclaimer

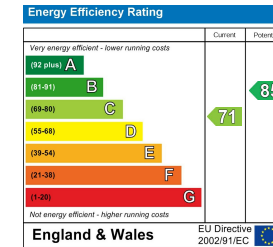
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Area Map



Energy Efficiency Graph



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