

**Aldreds**  
Estate Agents



22 Recreation Road

Gorleston, NR31 6LX

£210,000



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## 22 Recreation Road

Gorleston, NR31 6LX

This extended three-bedroom mid-terrace house in central Gorleston offers a deceptively spacious interior, highlighted by a generous lounge and dining area featuring a cozy wood burner. The ground floor has been thoughtfully enhanced with a rear kitchen and breakfast room extension, complemented by the practical addition of a dedicated utility room and a downstairs WC.

Perfectly positioned just a short walk from the high street, the property combines a desirable location with easy access to local amenities and transport links. Outside, the private, low-maintenance rear garden provides a peaceful retreat, making this an ideal home for those seeking a move-in-ready property in the heart of town.

### Entrance Hall

Laminate floor, double glazed door to front, access to lounge, stairs to first floor, radiator.

### Lounge/Diner

13'11" x 24'4" (max) (4.25m x 7.42m (max))

Laminate floor, double glazed window to front, brick fire place with wood burner, opening through to dining area, two tall radiators, under stairs cupboard, access through to kitchen.

### Kitchen/Breakfast Room

8'6" x 20'1" (max) (2.61m x 6.14m (max))

Laminate counter tops, integrated appliances including; electric oven, gas 5 ring hob, fridge freezer, sink and draining board with instant boiling tap. Under and over counter storage, space for free standing dishwasher. Conservatory dining area with double glazed door to rear, double glazed windows to rear and side, polycarbonate roof, radiator, under floor heating under breakfast room area.

### Utility/Cloakroom

Laminate floor, solid wood counter top, space for, under counter fridge, washing machine and dryer, opening to WC with basin and vanity unit, radiator, double glazed window to rear.

### Landing

Carpet floor, radiator, access to bedrooms 1-3, shower room and stair ladder to 2nd floor.

### Bedroom 1

13'11" x 12'5" (max) (4.26m x 3.80m (max))

Carpet floor, two double glazed windows to front, fitted wardrobes and storage unit, wall fitted gas boiler in cupboard.

### Bedroom 2

10'5" x 8'11" (3.19m x 2.73m)

Carpet floor, double glazed Velux window, radiator.





### Bedroom 3

8'7" x 11'4" (2.62m x 3.46m)

Carpet floor, double glazed window to rear, radiator.

### Shower Room

Tile floor, double glazed window to rear, fitted WC with basin and vanity unit, shower cubicle with wall mounted shower and glass screen, heated towel rail.

### Outside Front

Brick weave floor, brick wall boundaries, step to front door, decorative shrubs.

### Outside Rear

Artificial lawn, timber fence boundaries with rear access gate.

### Council Tax

Great Yarmouth Borough Council - Band A

### Tenure

Freehold

### Services

Mains gas, electric, water, drainage

### Directions

From the Gorleston office head south along the High Street, at the traffic lights turn right into Church Lane, at the roundabout turn right into Church Road, turn left into Recreation Road where the property can be found on the right hand side.

### 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

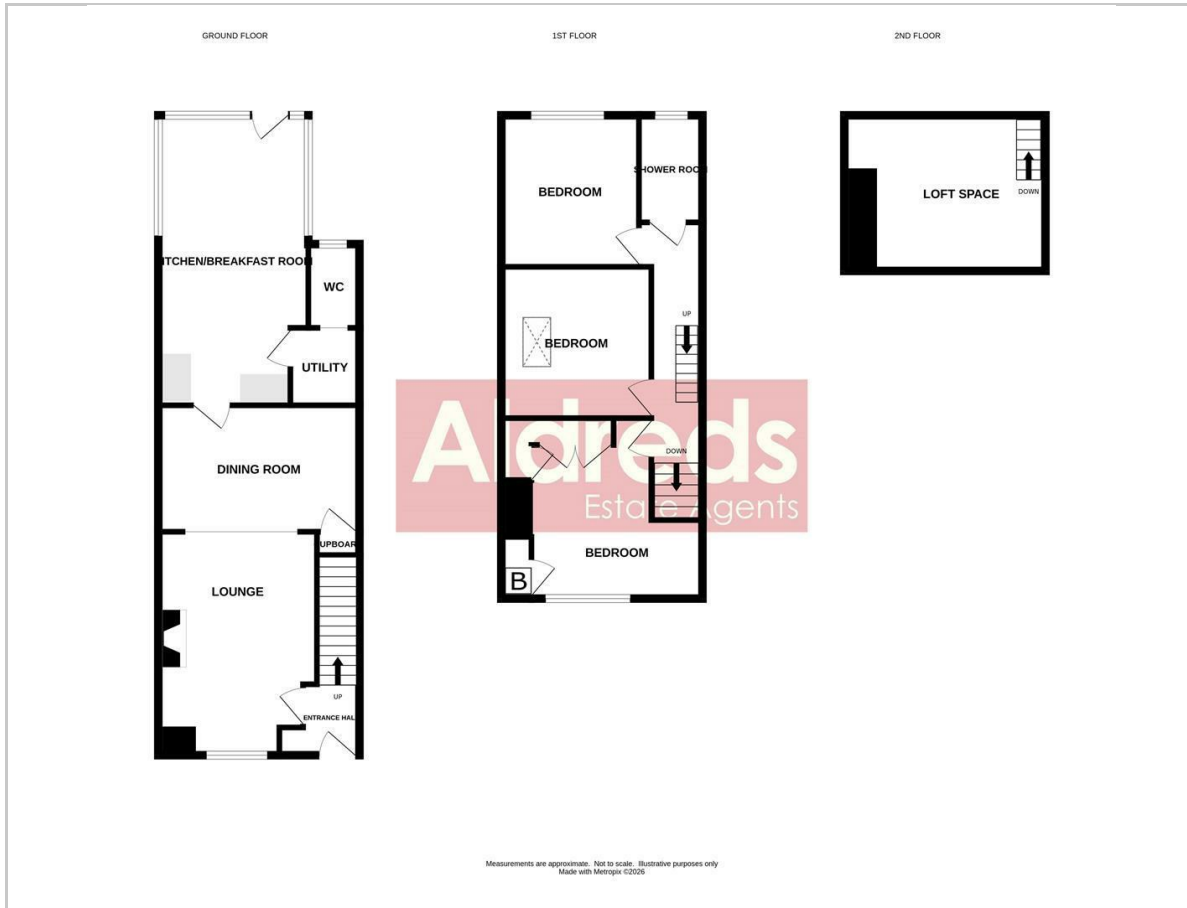
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### Ref

G18485/03/26



## Floor Plan



## Viewing

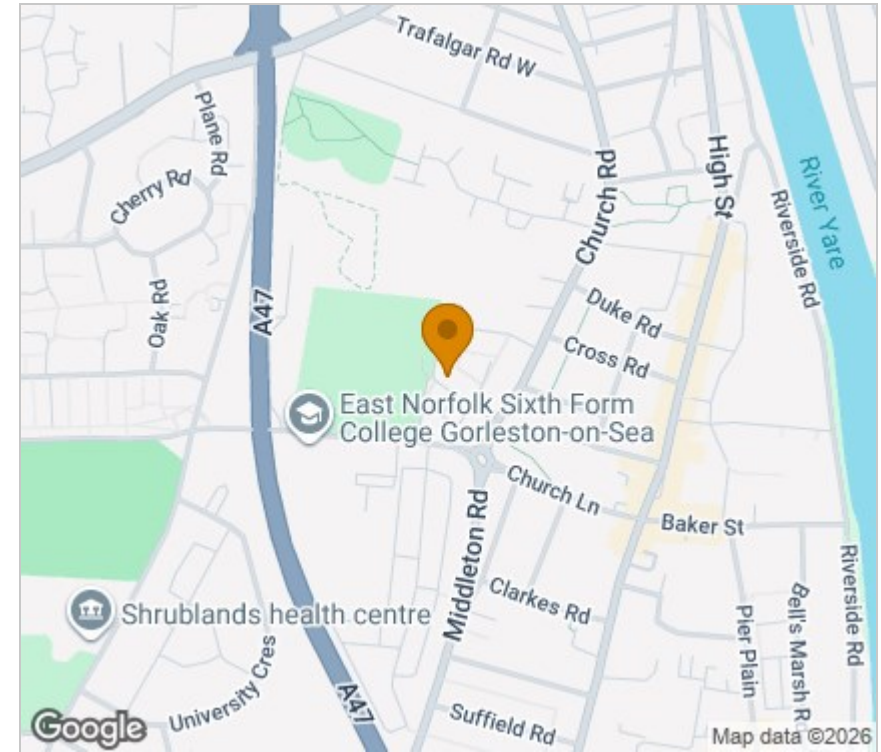
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### Disclaimer

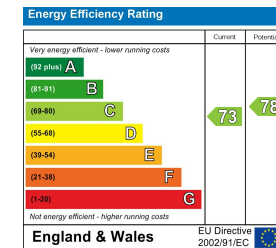
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## Area Map



## Energy Efficiency Graph



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