

Aldreds
Estate Agents



105 Upper Cliff Road

Gorleston, NR31 6AL

£350,000



105 Upper Cliff Road

Gorleston, NR31 6AL

This beautifully presented six-bedroom semi-detached home offers generous living space and is perfectly suited for modern family life. The property features a stylish, recently installed Wren kitchen, a convenient utility room, and a downstairs WC. With a recently updated gas combi boiler (2025) and an abundance of character, this home seamlessly blends comfort with charm.

Ideally located in the ever-popular Gorleston area, the property is just a short walk from the beach, making it perfect for those who enjoy coastal living. Outside, a private and enclosed rear garden provides a peaceful retreat, while excellent transport links and a wide range of local amenities are all within easy reach.

Entrance Hall

Door to front, stairs rising to landing.

Lounge

13'3" x 12'11" (4.04 x 3.96)

Feature fireplace, picture rail, bay double glazed window to front aspect, two radiators.

Sitting Room

12'5" x 11'10" (3.81 x 3.61)

Double glazed window to rear aspect, wood burner, radiator.

Kitchen/Dining Room

25'1" x 9'10" (7.65 x 3.02)

Double glazed window and door to side, access to utility and shower room through door to the rear, Wren fitted kitchen with quartz counter tops, under and over counter storage, wall mounted gas combination boiler (installed 2025), pull out larder and bin storage, breakfast bar and range of integrated appliances including: double oven with induction hob, dish washer, fridge freezer and sink and draining board.

Rear Hallway/Utility Room

Double glazed window to side aspect, door to side, plumbing for washing machine.

Shower Room

6'3" x 5'8" (1.93 x 1.75)

Shower in cubicle, hand basin, low level WC, heated towel rail.

Landing

Doors to stairs to second floor landing and under stairs cupboard.

Bedroom 1

13'3" x 11'10" (4.04 x 3.63)

Storage cupboard, bay double glazed window to front aspect, radiator.

Bedroom 2

12'5" x 11'10" (3.81 x 3.61)

Double glazed window to rear aspect, radiator.

Bedroom 3

12'9" x 9'10" (3.91 x 3.00)

Storage cupboard, double glazed window to front aspect, radiator.

Bedroom 6

8'2" x 5'4" (2.49 x 1.65)

Double glazed window to front aspect.





Shower Room

8'5" x 6'11" (2.57 x 2.13)

Shower in cubicle, hand basin, opaque double glazed window to side aspect, radiator.

Separate WC

Low level WC.

Second Floor Landing

Bedroom 4

17'5" x 8'0" (5.31 x 2.44)

Double glazed window to front aspect, double glazed window to rear aspect, door to:-

Bedroom 5

12'4" x 8'5" (3.76 x 2.59)

Double glazed window to rear aspect.

Outside

To the front of the property there is a forecourt. To the rear of the property there is a walled garden with decked and paved patio areas.

Tenure

Freehold

Services

Mains water, electricity, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band C

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, continue over the traffic lights into Lowestoft Road, continue up the hill and turn left into Upper Cliff Road, continue along Upper Cliff Road and across the crossroads where the property can be found on the left hand side.

What 3 Words

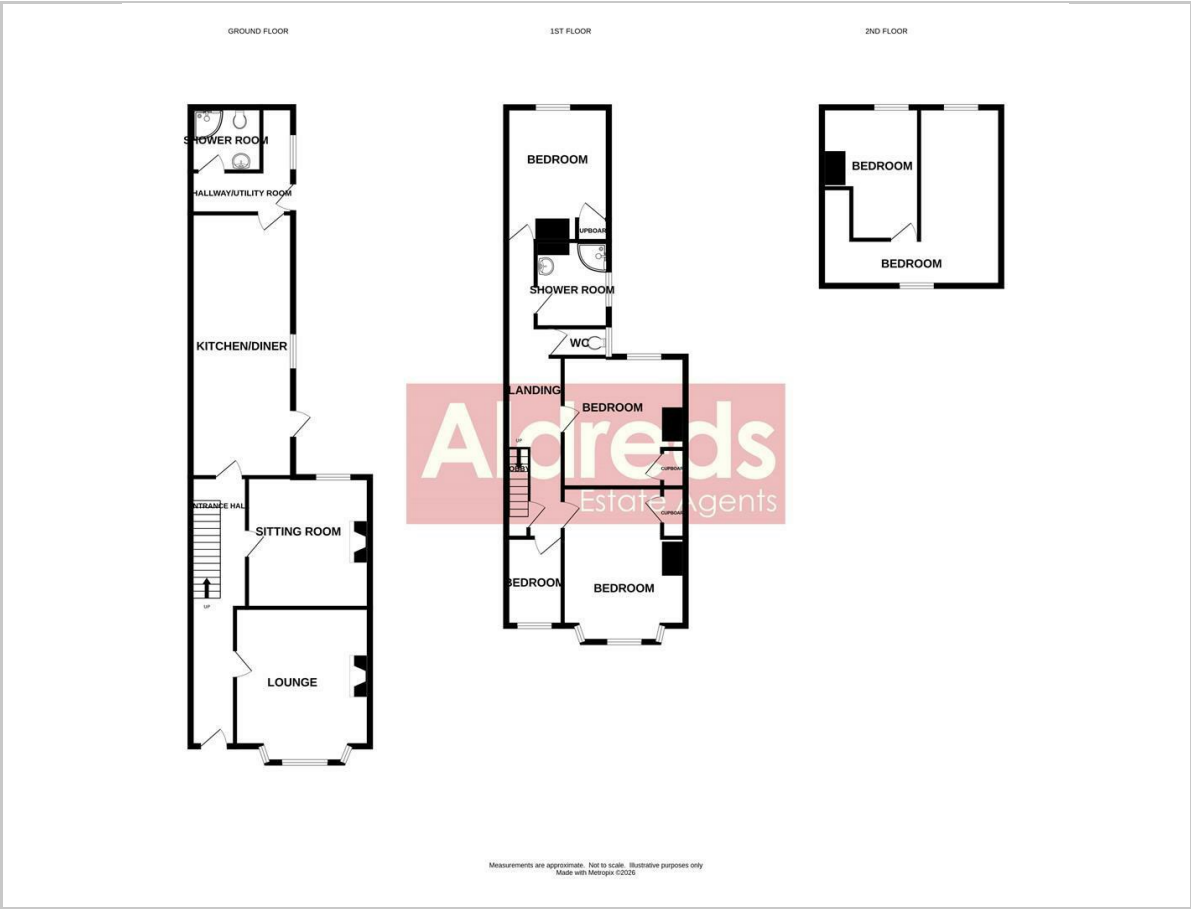
///living.banks.workflow

Ref

G18482/03/26



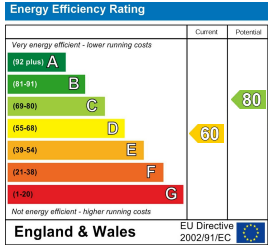
Floor Plan



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.

Disclaimer
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

149 High Street, Gorleston, Norfolk, NR31 6RB
Tel: 01493 664600 Email: gorleston@aldreds.co.uk <https://www.aldreds.co.uk/>
Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ
Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA