



**Aldreds**  
Estate Agents

14 Recreation Road

, Gorleston, NR31 6LX

Guide Price £175,000 - £180,000



## 14 Recreation Road

, Gorleston, NR31 6LX

**\*\*Guide Price £175,000-£180,000\*\*** A well-presented, extended two double bedroom mid-terrace house offered chain free and ideally located in the heart of central Gorleston. The property benefits from two generous double bedrooms, a spacious shower room, and the added convenience of a kitchen/diner, separate utility/office room and downstairs WC, making it ideal for first-time buyers, downsizers, or investors alike.

To the rear is an enclosed garden, perfect for relaxing or entertaining, while the location offers easy access to local shops, amenities, and excellent transport links. A great opportunity to purchase a comfortable home in a popular and convenient area.

### Porch

Double glazed composite door to front, double glazed window to side, with flooring.

### Entrance Hall

Carpet floor, stairs to first floor, access to lounge.

### Lounge

12'5" x 10'8" (3.81m x 3.27m)

Carpet floor, double glazed window to front, radiator, access to kitchen/diner.

### Kitchen/Diner

13'10" x 8'11" (4.24m x 2.72m)

Vinyl floor, window through to utility/office room, laminate counter tops with wall mounted cupboards with spotlights, under counter storage, integrated oven, hobs and sink with draining board and mixer tap. Space for under counter fridge and chest freezer, radiator, access to understairs pantry cupboard.

### Utility/Office Room

10'4" x 8'11" (3.15m x 2.74m)

Carpet floor, double glazed door and window to rear, space for washing machine, tumble dryer and dishwasher, radiator, access to downstairs WC.

### Downstairs WC

Vinyl floor, WC, basin, heated towel rail, double glazed window to rear.





### Landing

Carpet floor, loft hatch with loft ladder, access to 2 bedrooms and shower room.

### Bedroom 1

13'11" x 9'3" (4.26m x 2.82m)

Carpet floor, double glazed window to front, radiator.

### Bedroom 2

8'9" x 8'3" (2.69m x 2.54m)

Carpet floor, radiator, double glazed window to rear.

### Shower Room

8'11" x 5'1" (2.72m x 1.57m)

Vinyl floor, double glazed window to rear, WC, basin, double shower cubicle with wall mounted shower, heated towel rail, wall mounted gas combi boiler I.

### Loft

Partially boarded, fitted lighting, ample storage space.



### Outside Front

Concrete path to front door, brick wall boundaries with access gate, decorative shingle.

### Outside Rear

Grass lawn, patio, brick wall boundaries, access gate to the rear alley, decorative flowerbeds.

### Services

Mains gas, electric, water, drainage.

### Tenure

Freehold

### Council Tax

Great Yarmouth Borough Council - Band A

### What 3 Words

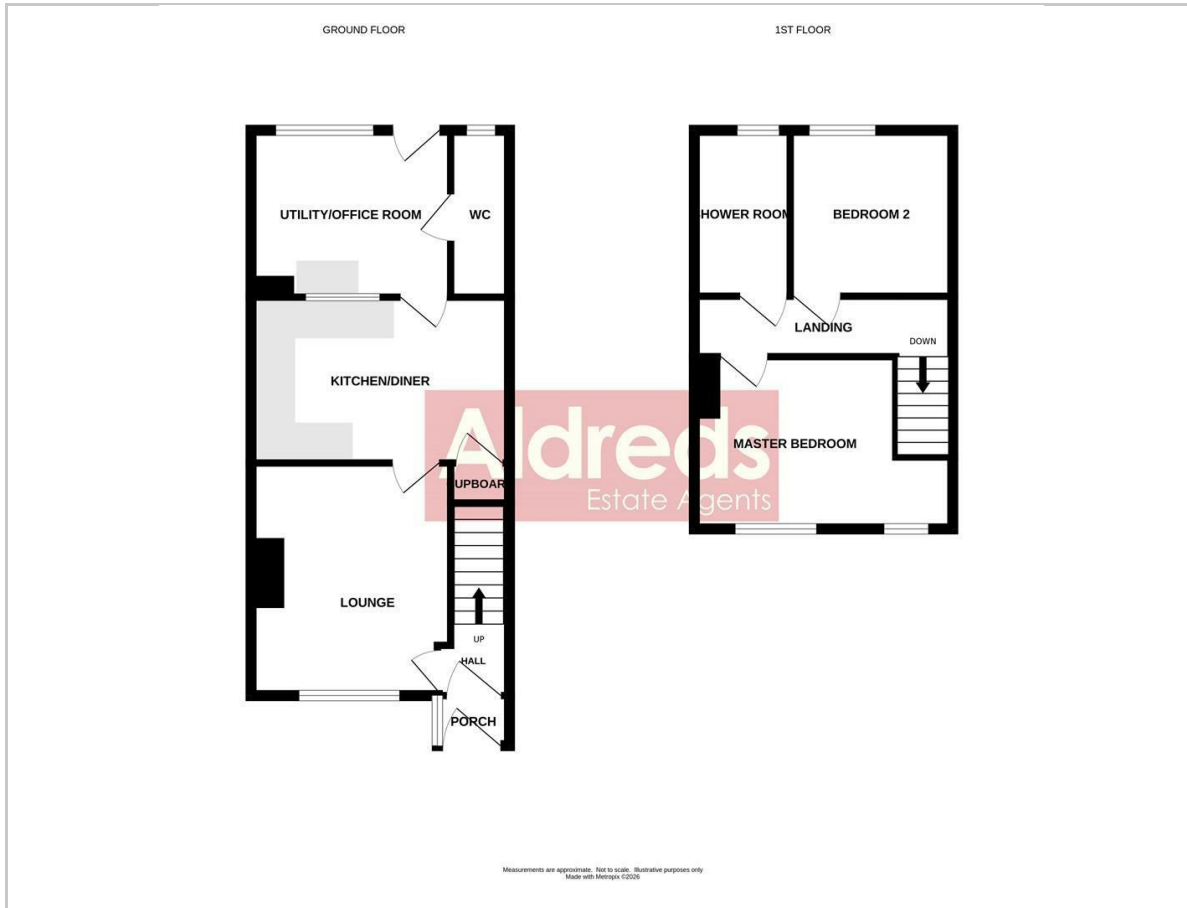
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### Ref

G18444/02/26



## Floor Plan



## Viewing

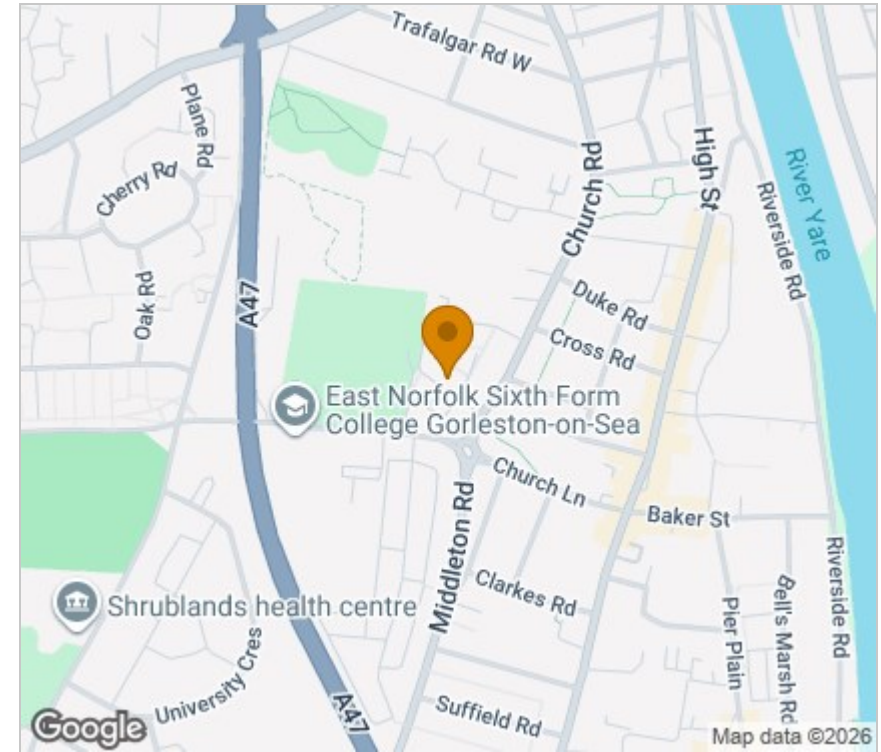
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### Disclaimer

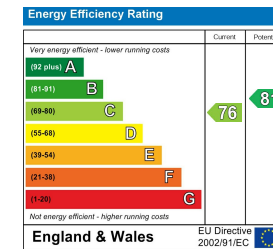
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## Area Map



## Energy Efficiency Graph



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