

Aldreds
Estate Agents

50 Upper Cliff Road, Gorleston, Great Yarmouth, NR31 6AH

Offers In Excess Of £285,000

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DENNIS BROWN
REGGAE



50 Upper Cliff Road

Gorleston, Great Yarmouth, NR31 6AH

Offers In Excess Of £285,000



- Over Passage
- South Facing Rear Garden
- Fantastic Kitchen/Breakfast Room
- Bathroom with Separate Walk-in Shower
- UPVC Double Glazed Windows
- Turn Key Condition
- 2 Reception Rooms
- Ground Floor Cloakroom
- Gas Central Heating
- 4 Bedrooms

This 4 bedroom over passage end terraced house offers beautifully presented accommodation over two floors. Standout features include a lovely south facing rear garden and a large garden shed, mutli-fuel burner in the cosy sitting room and the property benefits from gas central heating and UPVC double glazed windows.





Entrance Hall

UPVC entrance door with patterned double glazed panel. Covered radiator. Built-in under stairs storage cupboard. Staircase with turned wood balustrade to first floor landing. Period coving and arch.

Sitting Room 13'0" x 12'2" plus bay (3.96m x 3.71m plus bay)

Wood effect laminate floor. Column radiator. Chimney breast recess with a multi-fuel burner on a raised tiled hearth. Low storage cupboards in recesses either side of the chimney breast with book/display shelves above. Cable television point. Telephone point. Decorative cornicing. Bay and UPVC double glazed windows with colonial style shutters.

Dining Room 12'0" x 10'7" (3.66m x 3.23m)

Radiator. Wood effect laminate floor. Period fireplace with decorative timber fire surround. UPVC double glazed doors leading out to the rear garden.



Kitchen/Breakfast Room 20'8" x 9'2" plus 4'11" x 4'6" (6.30m x 2.79m plus 1.50m x 1.37m)

Worktops with matching upstands and soft close cupboards and drawers below. Stainless steel one and a half bowl single drainer sink with mixer tap. Pull out bin/recycling drawer. Utility space below worktop with plumbing for washing machine. Pull- out larder cupboard. Integrated tall refrigerator. Electric range cooker with a stainless steel extractor above. Built-in pantry cupboard with a power point for a microwave oven. Wood effect herringbone floor. Column radiator. Built-in cupboard with a wall mounted gas fired combination boiler. Inset ceiling spotlights. Coving. UPVC double glazed windows to side aspect. UPVC double glazed doors to a brick weave patio area and the rear garden.

Cloakroom 3'11" x 3'2" (1.19m x 0.97m)

White WC and hand wash basin with tiled splashback and cupboard below. Wood effect herringbone floor. UPVC double glazed window to side.

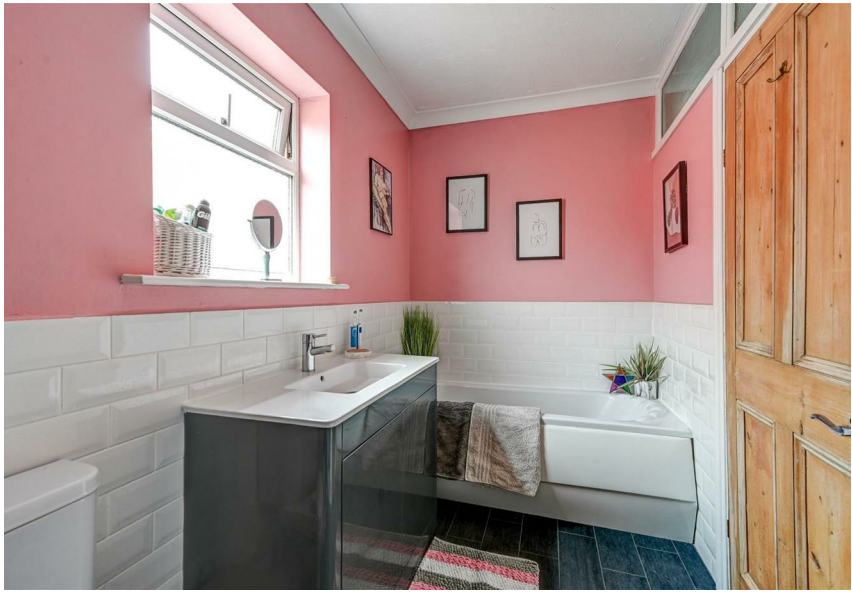
First Floor

Landing

Radiator. Fitted shelved storage cupboards. Loft access hatch. UPVC double glazed window to side aspect.







Bedroom 1 13'0" x 12'7" (3.96m x 3.84m)
Radiator. Walk-in wardrobe with light, shelf and hanging rails. UPVC double glazed windows with colonial style shutters to front aspect.

Bedroom 2 14'4" max x 10'10" plus recess (4.37m max x 3.30m plus recess)
Radiator. UPVC double glazed window to rear aspect.

Bedroom 3 11'1" x 9'1" (3.38m x 2.77m)
Radiator. UPVC double glazed window to rear aspect.

Bedroom 4 9'6" x 6'9" (2.90m x 2.06m)
Radiator. UPVC double glazed window with colonial style shutters to front aspect.

Bathroom 12'5" x 5'2" (3.78m x 1.57m)
White suite comprising panelled bath, wide wash basin with mixer tap and cupboard below. WC. Large walk-in shower with mixer shower, shower attachment and a rainfall fitting above. Part tiled walls. Tall towel radiator. Tile effect floor. Extractor. UPVC double glazed window to side.

Outside
Access to the rear of the property is via a passageway which is owned by the property and the neighbours have right of pedestrian access. A gate opens to a wide brickweave area to the side of the property and extends round to a lovely seating area with pergola above with a grape vine. The rear garden is south facing, enclosed and laid to lawn with established flower and shrub borders and fruit trees, including pear, cherry, plum, apricot and a grape vine . There is a wide timber and felt roof storage shed with light and power. There is space on either side and rear of the shed to carry out routine maintenance. Outside cold water tap to the side of the property. External electric plug socket.

Tenure
Freehold.

Services
Mains water, gas, electricity and drainage are connected.

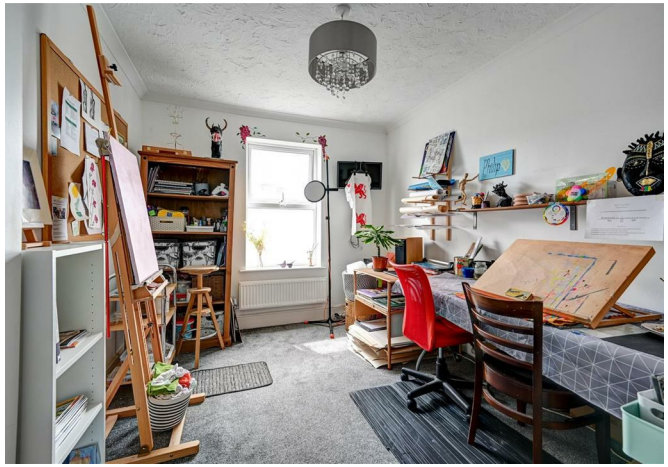
Council Tax
Great Yarmouth Borough Council - Band C

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 an award winning sandy beach.

Directions
Heading south along Gorleston High Street, proceed over the traffic light onto Lowestoft Road. Continue past England's Lane, Lower Cliff Road and Nile Road on the left and take the next turning on the left onto Upper Cliff Road where the property will be found on the right hand side.

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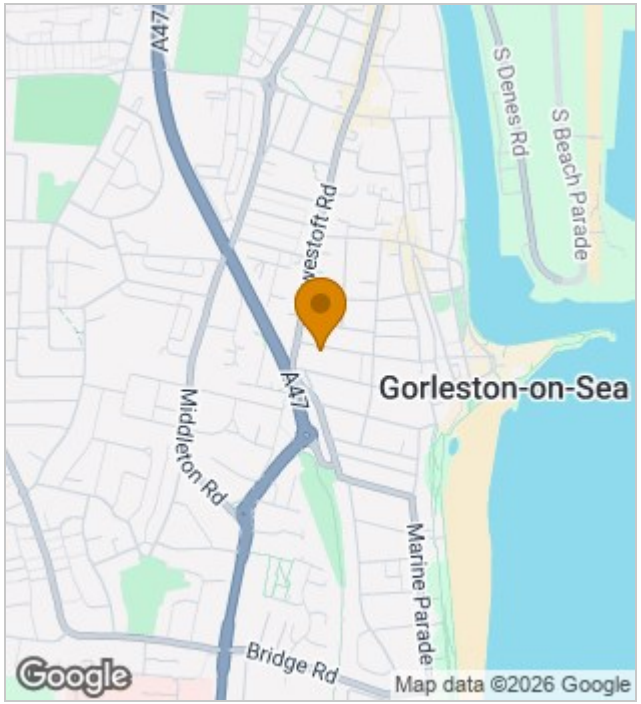




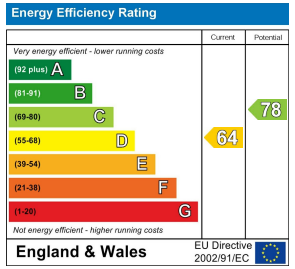
Floor Plans



Location Map



Energy Performance 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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