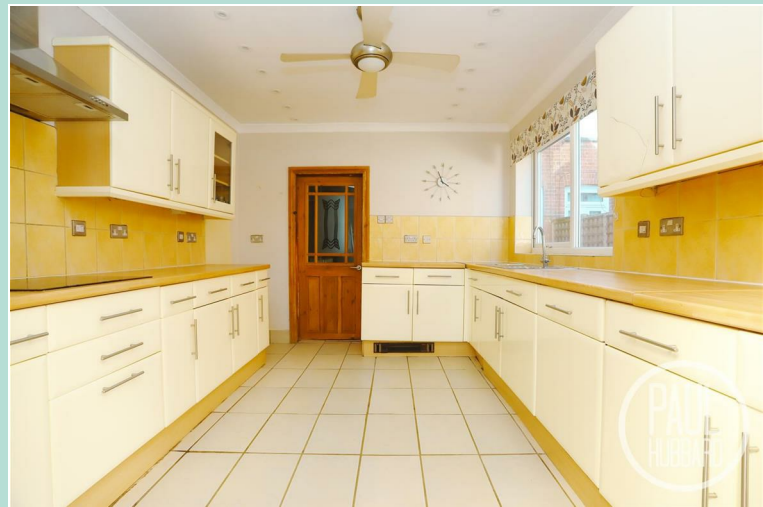


£375,000  
Asking Price



## Clarence Road Norfolk, NR31 6DT

- Spacious period family home
- 5 separate bedrooms
- Set over 3 floors
- Stones throw from picturesque Gorleston cliffs
- Chain free and ready to go
- Bathroom, Shower Room & separate WC
- Spacious kitchen & separate utility room
- Fully enclosed rear garden
- Garage at the rear
- Great transport links nearby





### Location

This home is located in the popular seaside town of Gorleston-on-Sea, known for its gorgeous stretches of sandy beaches. With Great Yarmouth 4 miles north, Lowestoft 5 miles south making Gorleston an idyllic location to reside. Local amenities such as the James Paget hospital are nearby, a park, range of schools, various public houses, restaurants, retail outlets, doctors and dental practices and Norfolk's superb public transport network.

### Porch

Timber entrance door to the front aspect, laminate flooring and a door opens into the entrance hall.

### Entrance Hall

Laminate flooring, radiator, stairs to the first floor, under-stair storage cupboard and doors opening to the lounge/diner, shower room, utility room, additional storage units and a doorway leading through to the kitchen.



### Lounge/ Diner

8.12 max (through opening) x 4.10 max

The lounge and dining room have been opened up to create a large, seamless living space, perfect for entertaining and family life. Featuring fitted carpet, dual aspect UPVC double glazed window & bay window, x2 radiators and a fireplace.

### Shower Room

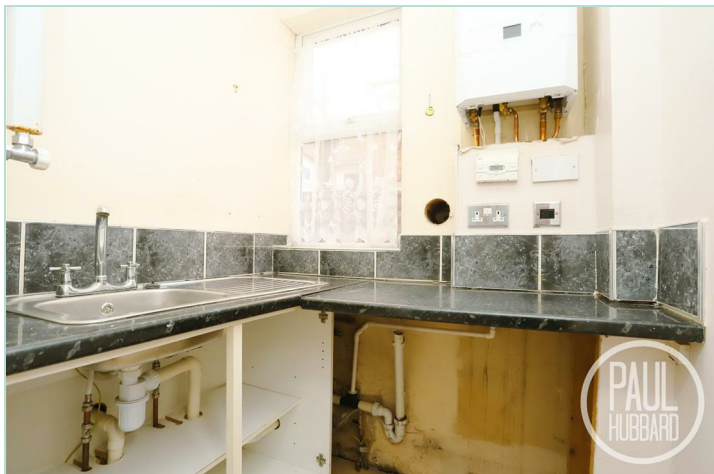
1.82 x 1.33

Tiled flooring & walls, UPVC double glazed window to the side aspect, radiator, spotlights, toilet, wall-mounted wash basin with mixer tap, heated towel rail and a mains-fed shower with both rainfall & handheld heads set into a cubicle enclosure.

### Utility Room

1.59 x 1.34

Tile flooring, UPVC double glazed window to the side aspect, heated towel rail, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, Ideal boiler and spotlights.



### Kitchen

3.89 x 3.09

Tile flooring, UPVC double glazed window to the side aspect, spotlights, ceiling fan with light, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, built-in double oven, ceramic hob & stainless steel extractor hood, space for a fridge-freezer and a door opens into the conservatory.

### Conservatory

2.79 x 2.16

Tile flooring, dual aspect timber frame double glazed windows, vertical radiator, light, power sockets and a door opening to the rear garden.

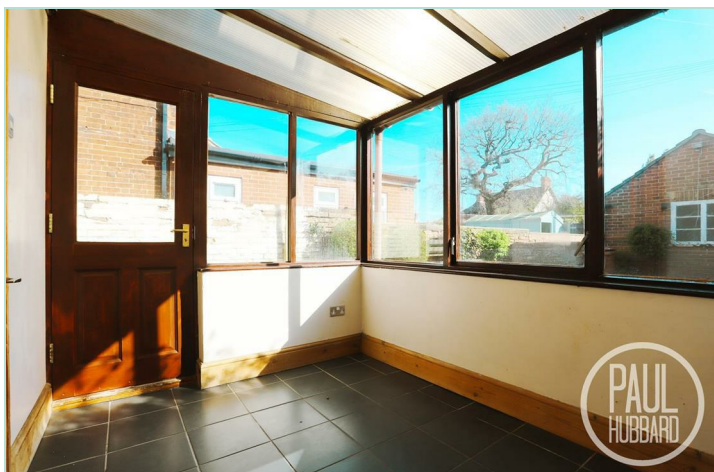
### Stairs leading to the First Floor Landing

Fitted carpet, radiator, spotlights, and doors opening to bedrooms 1-3, the bathroom & cloakroom and stairs leading to the second floor.

### Bedroom 1

5.24 max x 4.65 max into bay

Fitted carpet, UPVC double glazed window & bay window to the front aspect, radiator, spotlights, fitted wardrobes and drawers.





### Bedroom 2

3.46 x 3.35

Fitted carpet, dual aspect UPVC double glazed windows, radiator and a wash basin set into a vanity unit with hot & cold taps.

### Bedroom 3

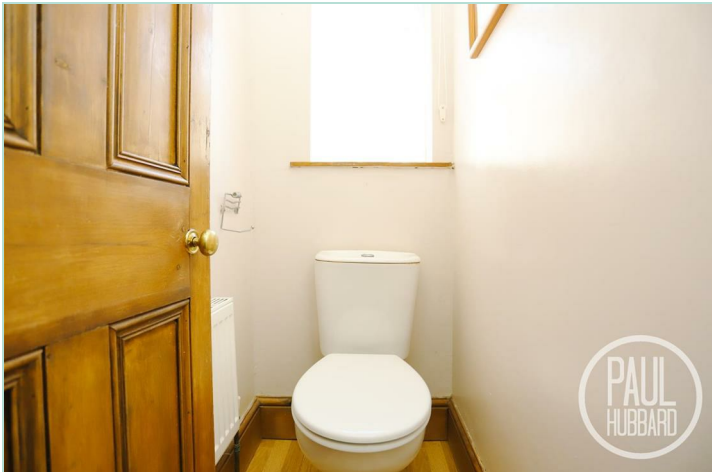
4.35 x 3.12

Fitted carpet, UPVC double glazed window to the rear aspect, recessed fireplace and a radiator.

### Bathroom

2.10 x 1.84

Tile flooring, UPVC double glazed obscure window to the side aspect, tiled walls, radiator, toilet, pedestal wash basin with mixer tap, extractor fan, spotlights, tiled bath tub with mixer tap, handheld shower attachment and a heated towel rail.



### Cloakroom

1.13 x 0.81

Laminate flooring, UPVC double glazed window to the side aspect, radiator and a toilet.

### Stairs leading to the Second Floor Landing

Fitted carpet, eaves storage and doors opening to bedrooms 4 & 5.

### Bedroom 4

3.89 max x 3.13 max

Laminate flooring, UPVC double glazed window to the front aspect and a radiator.

### Bedroom 5

2.54 max x 2.43 max

Laminate flooring, UPVC double glazed window to the front aspect and a radiator.



### Outside

The front of the property features a lawned garden with a pathway leading to the main entrance door, and is partially enclosed by a brick wall surround.

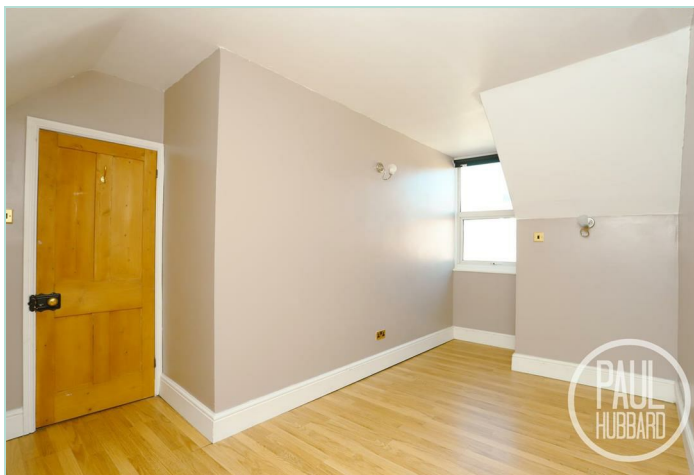
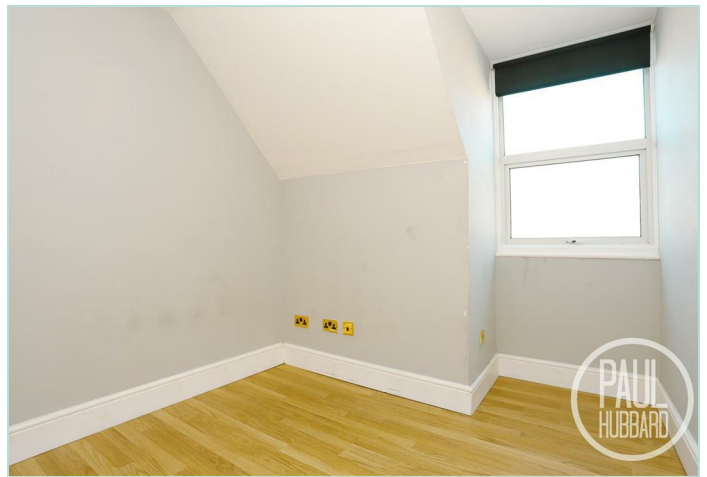
To the rear, there is a laid lawn garden with planted shrub borders, an outdoor tap, and a patio area. A pathway leads down to the garage, which benefits from a pedestrian access door, with additional gated access to the rear also provided.

### Financial Services


If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.







Tenure: Freehold  
 Council Tax Band: C  
 EPC Rating: E  
 Local Authority: Norfolk County Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>50</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other fixed or approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
 Made with MyPlan 10/2/19

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements