



Priory Street, Gorleston Great Yarmouth NR31 6NG

welcome to

Priory Street, Gorleston Great Yarmouth

Recently renovated two-bedroom mid-terraced residence, ideally situated within the desirable coastal town of Gorleston-on-Sea. Offered chain free and ready to move straight into. An excellent first-time purchase or investment opportunity. Viewings highly advised - Call the office on 01493 661999



Entrance

Enter via a stylish two-panel Chartwell Green uPVC composite entrance door, which opens directly into the living room

Lounge

11' 7" x 11' 5" (3.53m x 3.48m)

A welcoming and spacious living area featuring a double-glazed window to the front aspect, allowing plenty of natural light. The room benefits from a radiator, TV point, ceiling light, multiple power sockets, an artex and coved ceiling, and carpeted flooring throughout. A door leads to the inner hallway, providing access to additional reception rooms, while a carpeted staircase rises to the first-floor landing.

Reception Room

11' 7" x 9' 10" (3.53m x 3.00m)

A versatile reception room that could be utilised as a formal dining room, family room, or additional sitting area. The room features carpeted flooring, a radiator, ceiling light, multiple power sockets, and an artex ceiling. There are two inset alcoves, adding character and potential display space, while an attractive arched opening leads seamlessly into the modern kitchen.

Kitchen

10' 6" x 10' (3.20m x 3.05m)

A stylish, recently renovated and well-appointed kitchen, enhanced by a skylight and a uPVC door to the rear, providing direct access to the rear garden and allowing an abundance of natural light to fill the space. The kitchen is fitted with a range of high-gloss white wall, base and drawer units, complemented by wood-effect work surfaces and attractive green tiled splashbacks.

Integrated appliances include an electric oven with a four-burner gas hob and a stainless steel and glass canopy extractor hood above. There is also a 1.5 bowl stainless steel sink and drainer with mixer tap. Further benefits include space and plumbing for a washing machine, space for a freestanding fridge/freezer, ample power points, vinyl flooring, a

ceiling light, and an artex ceiling.

To the rear of the kitchen, access is provided to the family bathroom.

Family Bathroom

Situated on the ground floor, this modern family bathroom is fitted with a stylish three-piece suite and benefits from a double-glazed window to the rear aspect. The suite comprises a panelled bath with a chrome thermostatic waterfall shower and attachment over, a wash hand basin set within a vanity unit, and a low-level W.C.

Further features include contemporary shower wall panelling, herringbone-effect vinyl flooring, a radiator, extractor fan, ceiling light, and a wall-mounted gas-fired boiler, creating a practical and attractive space for everyday use.

First Floor Accommodation

Master Bedroom

11' 7" x 11' 5" (3.53m x 3.48m)

A well-proportioned master bedroom benefiting from a double-glazed window to the rear aspect, providing a pleasant outlook and plenty of natural light. The room features carpeted flooring, a radiator, ceiling light, multiple power sockets, and an artex ceiling. Two inset alcoves provide useful space for storage or display, creating a comfortable and inviting principal bedroom.

Bedroom Two

11' 7" x 9' 9" (3.53m x 2.97m)

A spacious double bedroom situated at the front of the property, benefiting from a double-glazed window. The room features carpeted flooring, a radiator, ceiling light, multiple power sockets, and an artex ceiling and Two inset alcoves

Rear Garden

A well-presented rear garden enclosed by a combination of timber fencing and brick boundary posts, providing a good degree of privacy. Predominantly laid with artificial turf for ease of maintenance, the garden offers an attractive outdoor space that can be enjoyed throughout the year.

Perfect for relaxing, entertaining guests, or al fresco dining, this low-maintenance garden is ideal for modern lifestyles.

Front Exterior

An aesthetically pleasing front exterior, approached via a shingle driveway providing off-road parking for one vehicle. A small paved pathway leads to the front entrance, while the property's attractive frontage creates a welcoming first impression and enhances its overall kerb appeal.



view this property online williamhbrown.co.uk/Property/WEA108306



welcome to

Priory Street, Gorleston Great Yarmouth

- Recently Renovated Two-Bedroom Mid-Terrace Home, Offered Chain Free. Viewings Highly Recommended
- Ideal First-Time Purchase or Investment Opportunity
- Shingle Driveway Providing Off-Road Parking for One Vehicle & Well-Maintained Enclosed Rear Garden
- Convenient Access to Local Amenities, Schools and Transport Links
- Double Glazing & Gas Central Heating

Tenure: Freehold EPC Rating: C

Council Tax Band: A

offers in excess of



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WEA108306](https://www.williamhbrown.co.uk/Property/WEA108306)



Property Ref:
WEA108306 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01493 661999



Gorleston@williamhbrown.co.uk



142 High Street, Gorleston, GREAT YARMOUTH, Norfolk, NR31 6RB



williamhbrown.co.uk