

A photograph of a house facade. At the top, a black gutter runs across the width of the image. Below it, a white-framed window with two panes is centered. The wall is a light grey color with decorative stone-like elements above the window. Below the window, the text 'Upper Cliff Road' and 'Gorleston' is displayed in a dark, serif font. Two black outdoor lights are mounted on the wall, one on each side of the text. Below the text is a dark green door with a white frame and a semi-circular window. To the right of the door is a dark plaque with the number '62' and the word 'SUNNYSIDE' below it. To the left of the door, there is a small black circular object and a white rope-like detail.

Upper Cliff Road
Gorleston

62
SUNNYSIDE



“PACKED FULL OF CHARACTER”

GRACE AND GRANDEUR

This beautiful Victorian era home is situated in a sought-after location in the charming seaside town of Gorleston-On-Sea. With four generously sized bedrooms, three spacious reception rooms, and a large kitchen/diner, this property offers ample living space for a growing family. Additionally, the property features a self-contained studio annex, perfect for accommodating elderly family members or providing independent living quarters for older children.

Built during the reign of Queen Victoria, this property boasts many original features, including high ceilings, decorative mouldings, and large windows that allow for plenty of natural light to flood the rooms. The house exudes character and charm, providing a warm and inviting atmosphere that immediately makes you feel at home.

Located within easy reach of local schools, the high street, and the beach, this property is perfectly positioned to take advantage of everything that Gorleston-On-Sea has to offer. The town is renowned for its beautiful sandy beach, which is a popular spot for sunbathing and swimming during the summer months. There are also plenty of local shops and restaurants, providing everything you need for day-to-day living.

The large kitchen/diner is perfect for family meals and entertaining, with plenty of space for a dining table and chairs. The three reception rooms offer ample space for relaxation and entertainment, with the option to create separate living spaces for adults and children.

Outside, the property benefits from a low maintenance garden, providing a peaceful haven in which to relax and unwind.

In summary, this graceful Victorian era property offers a unique opportunity to acquire a spacious and characterful family home in a sought-after location, providing easy access to local amenities and the beautiful Gorleston-On-Sea

GROUND FLOOR

Entrance Hall

Upon entering the property through the uPVC double-glazed door via the front aspect, you will find yourself in the entrance hall, which has stairs leading to the first floor landing and doors that provide access to the different rooms.

Reception Room 1 *14' 10" x 11' 0" (4.52m x 3.36m)*

The reception room is well-lit and spacious, featuring carpet flooring, a television point, a radiator, and a uPVC double-glazed bay window located at the front of the property.

Reception Room 2 *14' 8" x 10' 8" (4.47m x 3.26m)*

This property offers a second reception room, which is equipped with comfortable carpet flooring, a television point, a radiator, and a uPVC double-glazed bay window located at the front of the property.

Dining Room *11' 11" x 10' 8" (3.64m x 3.25m)*

The dining room features cozy carpet flooring, a radiator, and a uPVC double-glazed window situated at the rear of the property. It provides an ideal setting for family gatherings and dinners. Currently being used as a bedroom.

Kitchen/Diner *24' 2" x 9' 0" (7.37m x 2.75m)*

The kitchen features a contemporary design, equipped with a variety of high-quality wall and base units, complemented by a work surface, an inset sink/drainage unit with a mixer tap, and a tiled splash-back. It also includes an integrated oven, hob, and extractor fan, as well as a dishwasher, tumble dryer, washing machine, and fridge-freezer. The room is illuminated by inset spotlights and has an attractive flooring, along with multiple power points. A uPVC double-glazed window offers natural light from the front and side aspect, and a door leads out into the garden.

ANNEX

Annex Bedroom *14' 10" x 11' 0" (4.52m x 3.36m)*

Double-bedroom with carpet flooring, radiator and high level window.

Shower Room *8' 1" x 3' 3" (2.47m x 1.00m)*

The bathroom features a three-piece suite consisting of a shower cubicle, a low flush W.C., and a hand wash basin with tiled splash-back. The flooring is tiled, and the shower area is covered in shower board.

Kitchen *11' 7" x 7' 0" (3.54m x 2.14m)*

The kitchen is fitted with a range of sleek wall and base units, with a work surface over. There is an inset sink/drainage unit with a mixer tap, and a complimentary tiled splash-back. The kitchen also features an integrated oven and hob, and has space for a washing machine, dishwasher, and fridge-freezer. The flooring is tiled, and there are several power points as well as a uPVC double-glazed window. A uPVC double-glazed door to the rear aspect provides access to the garden.

FIRST FLOOR

First Floor Landing

The first floor landing features carpet flooring and provides access to all four bedrooms, the shower room, and the bathroom through individual doors.

Bedroom 1 *14' 1" x 12' 9" (4.29m x 3.88m)*

This spacious double bedroom features carpet flooring, a radiator, and two uPVC double-glazed windows to the front aspect.

Bedroom 2 *12' 9" x 10' 8" (3.89m x 3.26m)*

This spacious double bedroom features carpet flooring, a radiator, and a uPVC double-glazed window to the rear aspect.

Bedroom 3 *11' 9" x 10' 8" (3.59m x 3.25m)*

This spacious double bedroom features carpet flooring, a radiator, and a uPVC double-glazed window to the rear aspect.

Bedroom 4 *12' 0" x 8' 8" (3.65m x 2.65m)*

This spacious double bedroom features carpet flooring, a radiator, and a uPVC double-glazed window to the rear aspect.

Shower Room *11' 9" x 5' 8" (3.59m x 1.73m)*

This bathroom features a three-piece suite that includes a shower cubicle, low flush W.C. and a hand wash basin with tiled splash-back and shower board. Vinyl flooring, a heated towel rail, and a uPVC double-glazed window.

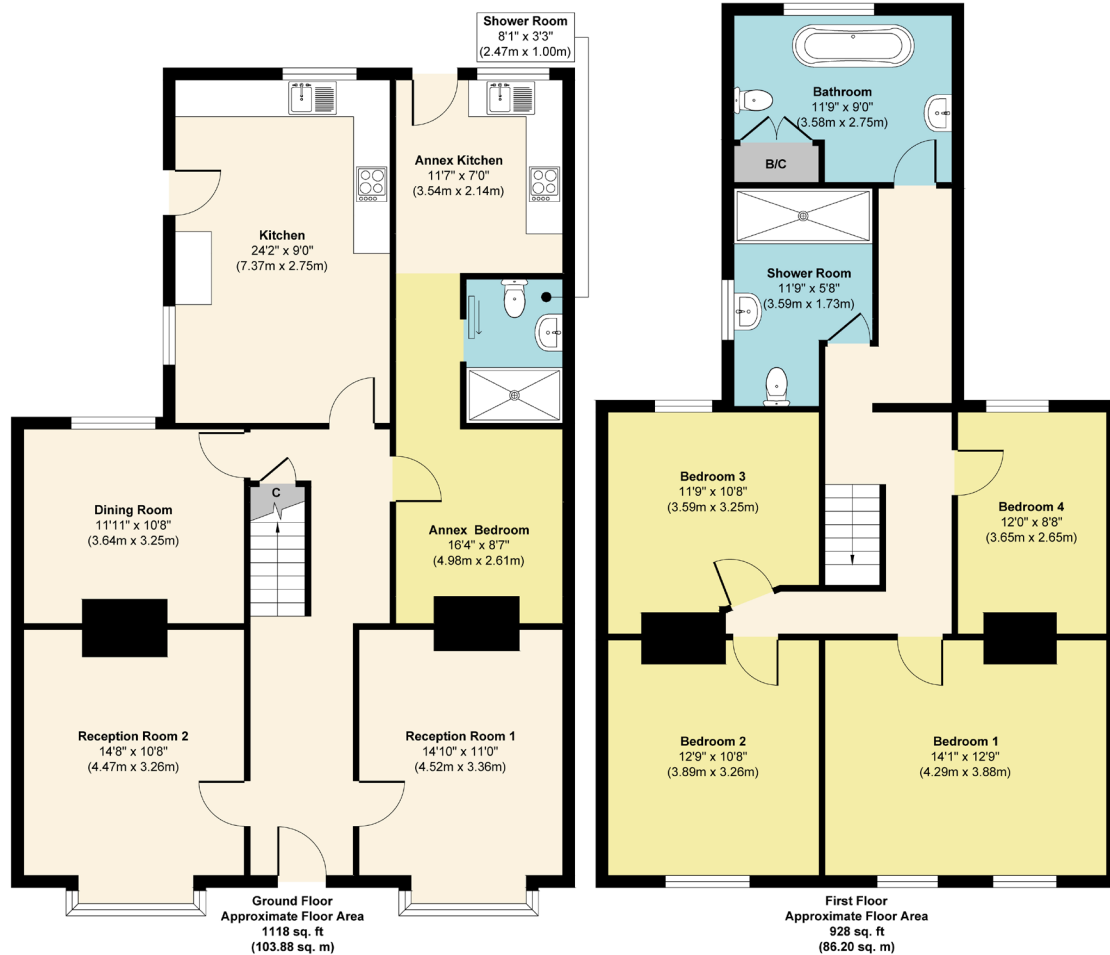
Bathroom *11' 9" x 9' 0" (3.58m x 2.75m)*

The bathroom features a charming free-standing roll-top bath with claw ball feet and a shower attachment over, as well as a low flush W.C. and a hand wash basin with stylish flooring. There's also a radiator to keep you warm and cozy, and a uPVC double-glazed window to the rear aspect that lets in natural light. The boiler cupboard is also located in this room.

EXTERNALLY

To the front of the property, there is a small fully enclosed courtyard area with a brick boundary and access to the front door. The rear of the property boasts a good-sized garden with a patio area, a shed, being fully enclosed. On-road parking.





HOMES & LAND

RESIDENTIAL ESTATE AGENTS

AGENT NOTES

EPC Rating - D
Council Tax Band - C

SERVICES

Mains Electric
Mains Gas
Mains Drainage
Mains Water

CONTACT US

GORLESTON
38-39 Baker Street, Gorleston,
Norfolk, NR31 6QT

Tel: 01493 805888

Email: enquiries@homesandland.uk

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