



Flat 12, Alfred House Darwin Court Nuffield Crescent, Gorleston

Minors & Brady



Flat 12

Alfred House Darwin Court Nuffield Crescent,
Great Yarmouth

Discount scheme available, making the property affordable for first time buyers! Occupying an enviable position overlooking the local green and park, this bright and well-presented ground-floor apartment offers a wonderful sense of space and light from the moment you step inside. The heart of the home is the impressive open-plan kitchen, dining and living area, where French doors enhance the connection to the surroundings and create an inviting space for both relaxing and entertaining. Complemented by two generous double bedrooms, a spacious bathroom, private entrance, useful external storage and allocated parking, this attractive home enjoys a convenient location close to local amenities, transport links and the popular Gorleston seafront.

The Location

Positioned within a well-established residential area of Gorleston-on-Sea, Nuffield Crescent offers a setting that balances everyday convenience with easy access to the Norfolk coast. Residents benefit from convenient access to a variety of shopping facilities, including supermarkets, convenience stores and retail outlets throughout Gorleston and neighbouring Great Yarmouth. The nearby Gapton Hall Retail Park provides a selection of national retailers, while Gorleston High Street offers independent businesses, cafés, takeaways and everyday services. Healthcare needs are well served by local GP surgeries, dental practices and the James Paget University Hospital, one of the area's principal medical facilities.





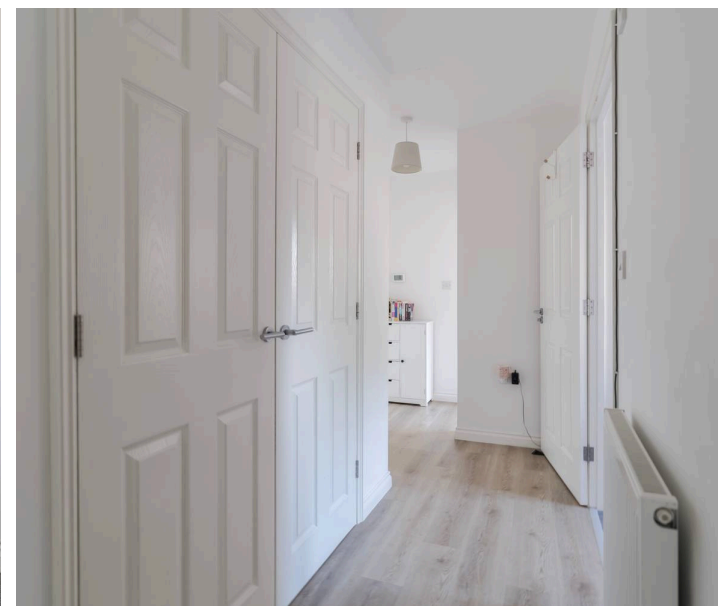
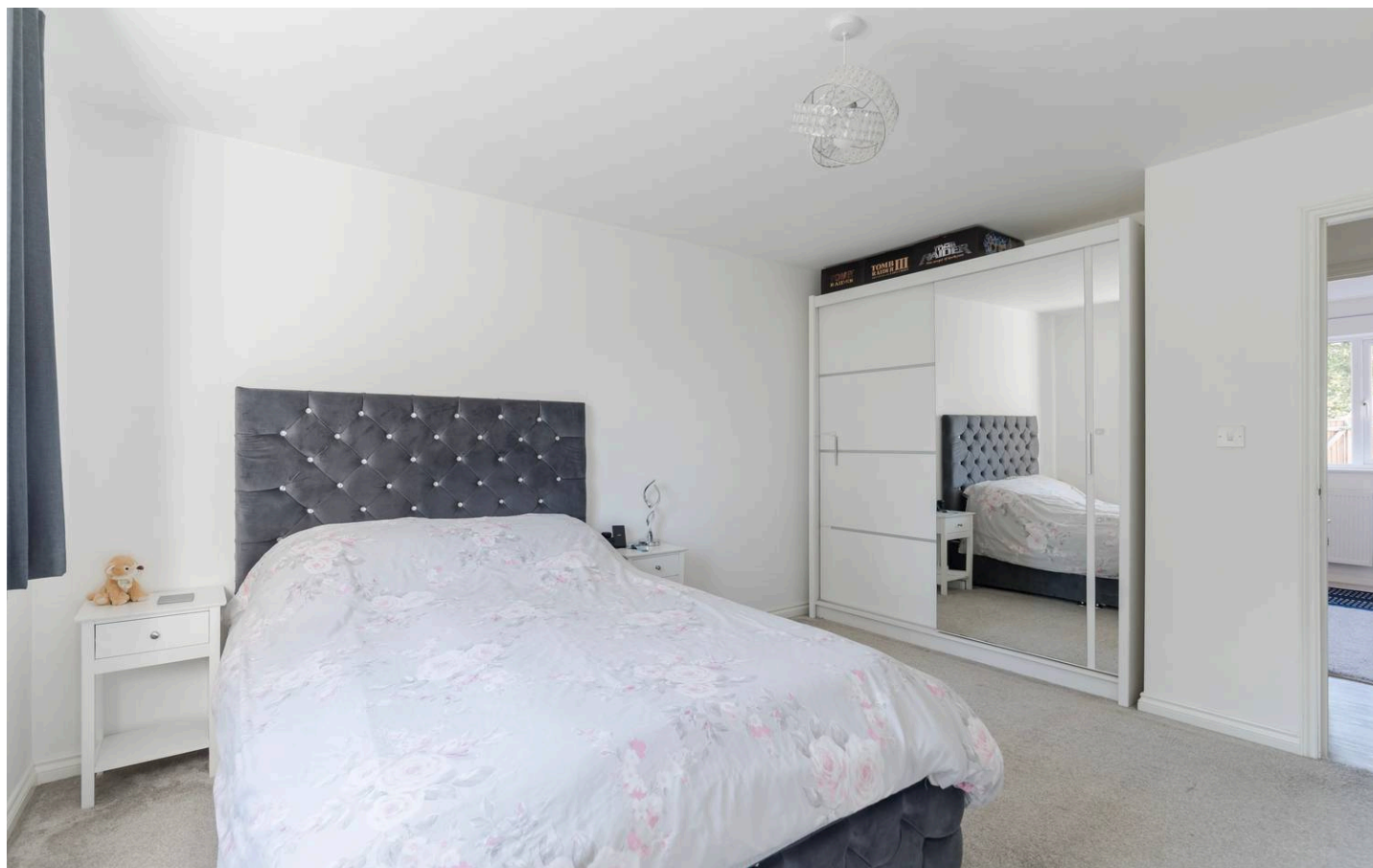
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Families are particularly well catered for, with several respected primary and secondary schools available within the local area. Educational establishments include Lynn Grove Academy and Cliff Park Ormiston Academy, alongside a choice of primary schools serving Gorleston and the surrounding districts. East Coast College's nearby campuses also provide further education opportunities, contributing to the area's appeal for households at different stages of life.

For commuters, the location offers straightforward access to the A47, connecting Great Yarmouth with Norwich and the wider regional road network. Regular bus services operate throughout Gorleston and into Great Yarmouth, Norwich and surrounding villages, while rail services from Great Yarmouth station provide connections across Norfolk and beyond.

One of Gorleston's most appealing attributes is its proximity to the seafront. Gorleston Beach, with its wide stretch of sand and promenade, provides opportunities for walking, cycling and waterside leisure throughout the year. The Norfolk Broads National Park can also be reached within a short drive, offering river walks, boating and open countryside to explore. Combined with nearby coastal villages, parks and nature reserves, Nuffield Crescent enjoys access to a diverse range of outdoor pursuits.



M&B



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Occupying a desirable position within the popular coastal town of Gorleston-on-Sea, this well-presented ground-floor flat enjoys an attractive outlook over the local green and park, offering a pleasant setting for day-to-day living.

Upon entering the building via the communal entrance, residents are welcomed into a well-maintained shared area before reaching the flat's private front door. Stepping inside, a bright and airy inner hallway immediately creates a welcoming first impression. Thoughtfully designed to maximise practicality as well as comfort, the hallway serves all principal rooms and benefits from a useful built-in storage cupboard, providing valuable space for coats, household items and everyday essentials.

Forming the heart of the home is the impressive open-plan kitchen, dining and living space. Flooded with natural light and offering an effortless flow between each area, this versatile room is perfectly suited to both everyday living and entertaining guests. French doors open directly to the front of the building, enhancing the sense of space and inviting natural light into the room throughout the day.

The kitchen has been fitted with a range of modern cabinetry, offering ample storage and workspace for meal preparation. An integrated oven is included, while designated spaces have been provided for freestanding appliances, allowing purchasers to personalise the space to suit their individual requirements. The open-plan design ensures the kitchen remains connected to the living and dining areas, making it ideal for contemporary lifestyles.



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The accommodation continues with two generously proportioned double bedrooms, both of which are light, airy and ready for personalisation. Each room offers flexibility to accommodate a variety of needs, whether utilised as comfortable sleeping accommodation, a guest room, home office or hobby space. Large windows allow natural light to filter through, creating bright and inviting environments throughout.

Serving the bedrooms is a spacious bathroom, fitted with a three-piece suite comprising a bathtub, hand wash basin and toilet.

Externally, the property continues to impress with the inclusion of a useful store outbuilding, providing additional storage for bicycles, outdoor equipment or seasonal items. Residents also benefit from one allocated parking space within the communal car park.

Agents Note

The apartment is subject to a Section 106 discounted sale scheme. Purchasers must meet the schemes local connection requirements.

80% of the market value: £110,000.

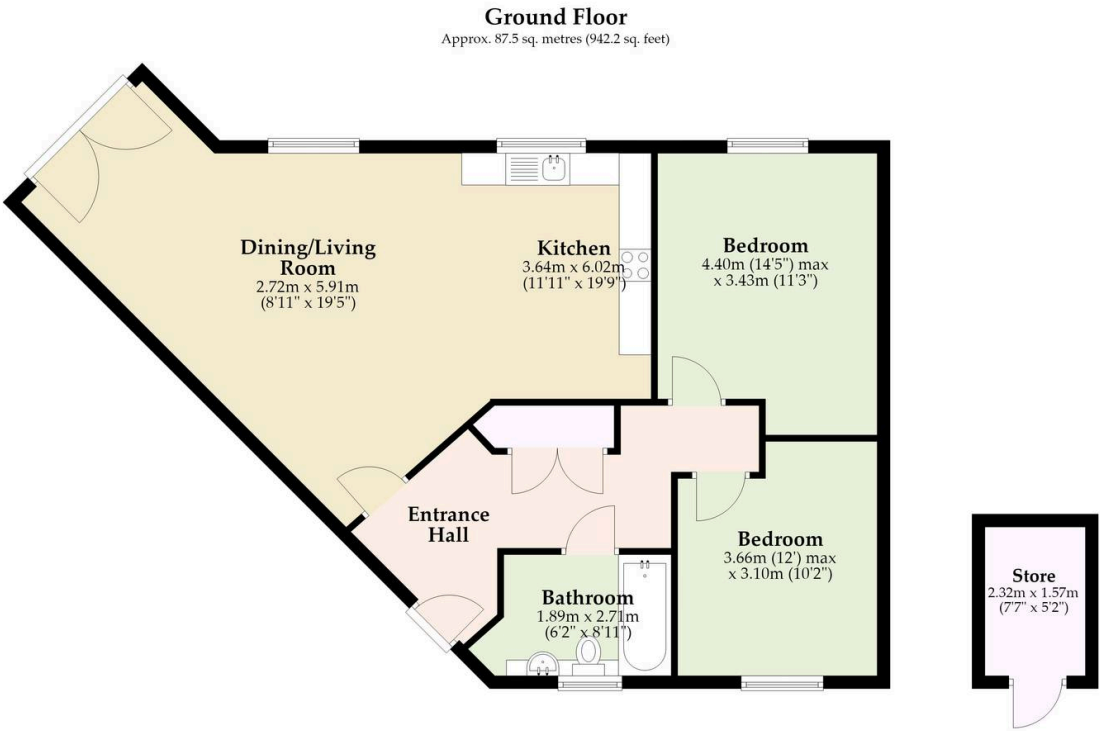
This property will be sold leasehold, with approx. 117 years left on the lease.

Ground rent and service charge per year: £430 split into two payments, £215 every six months.

Gas central heating system.

Connected to mains water, electricity and drainage.

Disclaimer: This property cannot be used for investment purposes.



Total area: approx. 87.5 sq. metres (942.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 as to their operability or efficiency can be given.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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