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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 are 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



17 Gloucester Avenue
Gorleston, Great Yarmouth, NR31 7LT

£270,000 Freehold
EPC Rating C

****CHAIN FREE**** Bycroft Estate Agents are delighted to offer this detached bungalow offering spacious accommodation. The property is situated in a sought after Gorleston location, close to shops and amenities. Accommodation comprises entrance porch, entrance hall, lounge, kitchen, 3 bedrooms, bathroom, shingled front driveway, enclosed south facing rear garden, gas central heating and double glazed windows.

ENTRANCE PORCH

upvc entrance door with fixed side panels; leading to:

ENTRANCE HALL

access to roof space; radiator.

LOUNGE

15' 11" x 10' 11" (4.85m x 3.33m) square walk-in bay window to front aspect; radiator.

KITCHEN

10' 11" x 9' 6" (3.33m x 2.9m) two l-shaped worktops with a range of base cupboards and drawers including built-in oven with four ring gas hob; space and plumbing for washing machine; one and a half bowl sink; space for fridge/freezer; range of wall units; light and extractor fan; Valiant gas boiler; upvc side door; window to rear aspect; radiator.

BEDROOM 1

13' 11" x 10' 11" (4.24m x 3.33m) window to rear aspect; radiator.

BEDROOM 2

12' 1" x 11' (3.68m x 3.35m) square walk-in bay window to front aspect; radiator.

BEDROOM 3

10' 11" x 7' 11" (3.33m x 2.41m) side window; radiator.

BATHROOM

bath with mixer tap and mains shower with shower screen; vanity unit comprising wc with push button cistern; wash basin with mixer tap and storage cupboard under; tiled walls; heated towel rail; frosted double glazed window.

OUTSIDE

To the front of the property is a shingled driveway with space for several cars standing; side driveway with double gates providing access to the enclosed rear garden. Further gate and pathway to the other of the bungalow. To the rear of the property is a good size enclosed south facing garden, paved patio areas, lawn, timber shed, shrubs and plants.

COUNCIL TAX

The property is currently listed as a Band C.

VIEWING

Strictly by appointment with the selling agents BYCROFT ESTATE AGENTS. Tel. 01 493 664000.

