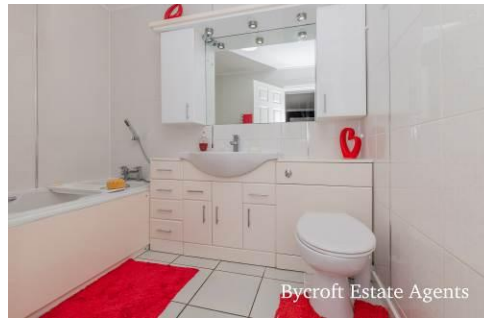




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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their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

Shangri-La, Harfreys Road
Gorleston, Great Yarmouth, NR31 0QE

Guide Price £465,000-£475,000 Freehold
EPC Rating TBC

Bycroft Estate Agents are delighted to present this unique and truly stunning two/three bedroom detached bungalow situated in this quiet and sought after location together with unusually large rear garden and large side driveway. The bungalow is situated in this convenient location close to shops and amenities. Accommodation comprises spacious entrance hall, lounge, kitchen/diner, garden room/bedroom 3, bedroom 1 with dressing room and en suite, bedroom 2 with en suite, spacious family shower room, good size front garden, large side driveway, usually large rear garden with utility/office and summerhouse, gas central heating and double glazing.

SPACIOUS ENTRANCE HALL

composite entrance door with two fixed side panels; double cloaks cupboard; feature circular port hole window; radiator.

LOUNGE

14' 9" x 11' 10" (4.5m x 3.61m) bow bay window to front aspect; further side window; radiator; gas living flame fire; arched recess; wall lights.

KITCHEN / DINER

19' 10" x 11' 2" (6.05m x 3.4m) well fitted kitchen with large u-shaped worktop with a range of base cupboards and drawers; integrated fridge and freezer; built in oven with four ring gas hob and light and extractor; white ceramic bowl and a half sink with mixer tap; further worktops with a further range of base cupboards, drawers and end shelf display units; central island/breakfast bar again with cupboards and drawers under and space for bar stools; good range of wall units including double glass fronted display units and end shelf display units; two side windows; radiator; built in storage cupboard; double doors to Garden Room / Bedroom 3.

GARDEN ROOM / BEDROOM 3

12' 7" x 11' 10" (3.84m x 3.61m) windows to side and rear aspects; French doors to rear garden; radiator; downlights.

BEDROOM 1

13' 6" x 11' 11" (4.11m x 3.63m) including a range of built in furniture including chest of drawers, triple wardrobe, double bed recess with bed side units and high level storage cupboards over and vanity unit with drawers under; bow bay window to front aspect; radiator; double doors to Dressing Room.

DRESSING ROOM

6' 11" x 7' 9" (2.11m x 2.36m) radiator; hanging rails; shelving.

EN SUITE

bath with mixer tap and shower attachment; vanity unit comprising wash hand basin with mixer tap, wc with concealed push button cistern and a range of cupboards and drawers with mirror over and two wall cabinets; chrome heated towel rail; frosted window; extractor fan; tiled flooring.

BEDROOM 2

13' 8" x 12' 3" (4.17m x 3.73m) including built in furniture including triple wardrobe, chest of drawers and bedside units; rear window; radiator.

EN SUITE

bath with mixer tap and shower attachment; vanity unit comprising wash hand basin with mixer tap, wc with concealed push button cistern and a range of cupboards and drawers with mirror over and two wall cabinets; chrome heated towel rail; frosted window; tiled flooring.

SPACIOUS FAMILY SHOWER ROOM

large shower with Aqualisa fittings; vanity unit comprising wash hand basin with mixer tap and storage cupboards and drawers with mirror over with wall cabinets; corner vanity unit comprising wc with concealed push button cistern and storage cupboards and drawers; chrome heated towel rail; frosted window; tiled flooring.

OUTSIDE

To the front of the property there is a good size garden with brick wall and ornate wrought iron fencing, lawned areas, brickweave pathway to the front door with a variety of shrubs and plants. To the side there are double gates providing access to a large driveway with space for several cars standing with potential for a garage or double garage (subject to appropriate planning). Side gated access into the rear where there is an extremely good size garden mainly laid to lawn with brickweave patio and pathway, further patio, shingled areas, orangery, timber shed, variety of shrubs, plants and trees, outside lighting, outside tap, useful secluded storage area and utility/office measuring 13' 2" x 9' 8" with u-shaped worktop with cupboards and drawers under, space and plumbing for washing machine, space for tumble dryer, one bowl sink with mixer tap, wall unit and two windows overlooking rear garden, door into summerhouse area measuring 9' 7" x 8' 7" with doors and window to rear garden.

VIEWINGS

Strictly by appointment with the selling agents, BYCROFT ESTATE AGENTS, tel: 01493 664000.

COUNCIL TAX

This property is currently listed as Band C.

