

Aldreds
Estate Agents



Greenacres Marsh Lane

Burgh Castle, Great Yarmouth, NR31 9QH

£665,000



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This delightful bungalow offers so much from spectacular sunrises to sunsets, panoramic views over the marshes and other hidden surprises that must be viewed to be truly appreciated.

Property Details

Modern fitted kitchen featuring wall and base units, a Zip tap offering boiling or ice water, double cavity oven, integrated microwave, fridge and a separate freezer, provision for a dishwasher, 5 ring gas hob with extractor over, 1 1/3 stainless steel drainer sink, 2 breakfast bars, beautiful rear garden views from wide twin aspect windows.

Lounge/Diner features marsh views to the front with french doors leading to the rear garden, a 2023 installed wood burner.

Outside features an East facing veranda to the front overlooking the front garden and the marshes and giving some spectacular sunrises.

The rear garden is fully enclosed, private and South West facing giving beautiful sunsets. Featuring a very large brick weave patio, external tap and double weather sockets at various points, raised flower/shrub borders and a large lawn.

The side garden is fully enclosed and benefits from electric double gates.

Featuring a new timber outbuilding with independent electrics, 2 rooms, one room is fully dry lined and insulated and would make an ideal office.

The double garage features an enclosed animal run to the side and its own independent electric supply.

The vendors have obtained planning permission from The Broads Authority for conversion of the double garage to annex accommodation under application number BA/2023/0122/FUL

Services

Mains Electric, water/drainage, LPG bulk storage tank.

Energy Performance Certificate (EPC)

EPC rating: D (55); potential rating: C (78)





Location

Burgh Castle is a semi rural village 2 miles west of Gorleston and 4 miles from Great Yarmouth * The River Waveney and Breydon Water are on the outskirts of the village giving access to the Norfolk and Suffolk Broads * There is a yacht marina and historic Roman Castle ruins.

Council Tax

Great Yarmouth Borough Council - Band C

Lounge/Diner

22'06 x 13'10 (6.86m x 4.22m)

Kitchen/Breakfast Room

20'8 x 8'10 (6.30m x 2.69m)

Study

8'11 x 7'03 (2.72m x 2.21m)

Bedroom 1

14'08 x 13;08 (4.47m x 3.96m;2.44m)

Dressing Room

En-Suite

Bedroom 2

14'08 x 12'09 (4.47m x 3.89m)

En-Suite

Bedroom 3

11'11 x 9'10 (3.63m x 3.00m)

En-Suite

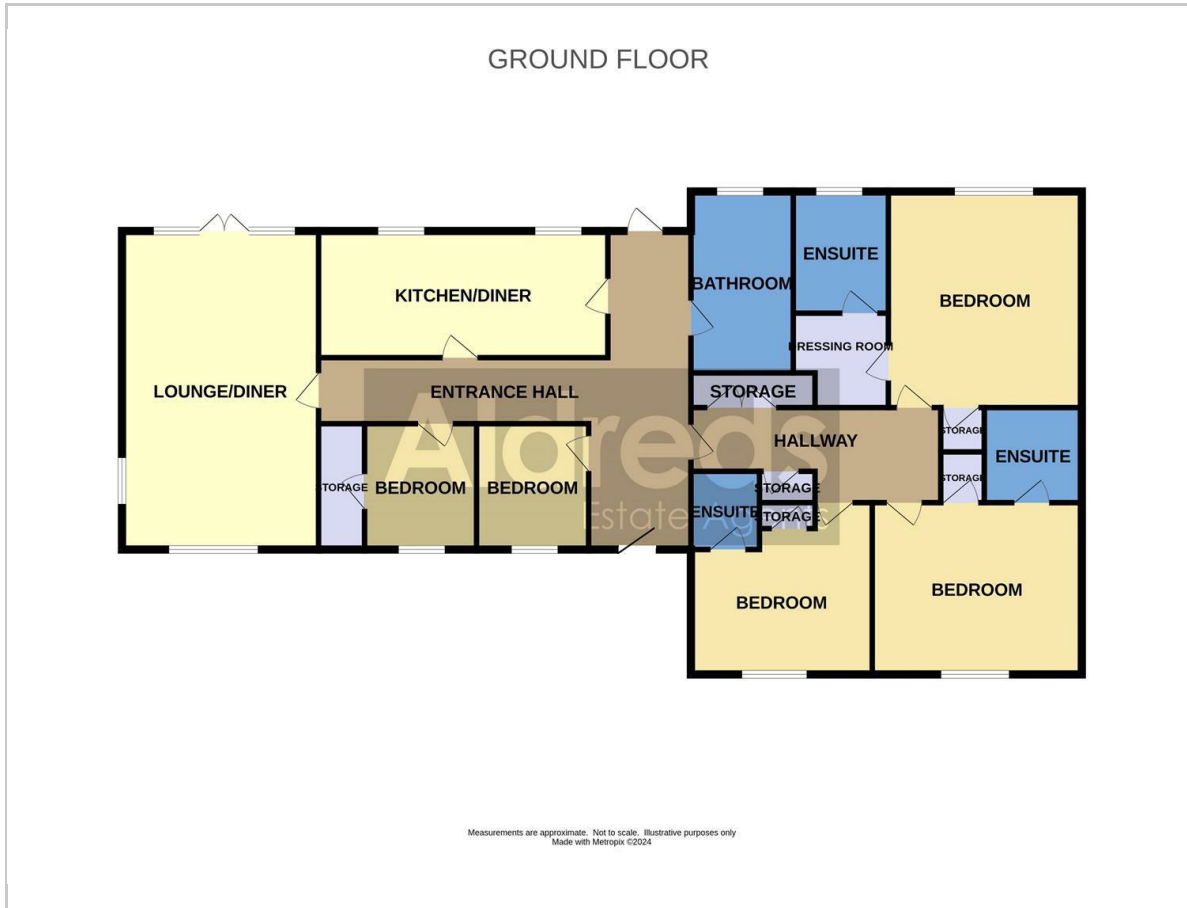
Bedroom 4

8'11 x 7'08 (2.72m x 2.34m)

Main Bathroom



Floor Plan



Area Map



Viewing

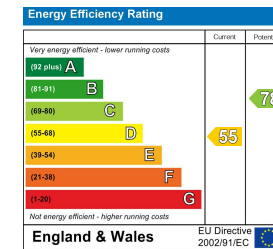
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



149 High Street, Gorleston, Norfolk, NR31 6RB
Tel: 01493 664600 Email: gorleston@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA