

Aldreds
Estate Agents



4 South Garden

Gorleston, Great Yarmouth, NR31 6TL

£240,000



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A spacious 2 bedroom detached bungalow with a large conservatory, close to Gorleston Beach and tucked away from the road with a good size rear garden. No onward chain.

Entrance Porch

11'5" x 3'9" (3.48m x 1.14m)

UPVC double glazed door to front and rear. UPVC double glazed window to side aspect.

Entrance Hall

Radiator. Built-in airing cupboard with slatted shelves and radiator. Built-in cloaks/storage cupboard. Loft access hatch with an aluminium extending loft ladder to part boarded loft space with light.

Lounge/Diner

15'4" x 12'11" (4.67m x 3.94m)

Two radiators. Telephone point. UPVC double glazed window to rear aspect. Double glazed doors to conservatory.

Conservatory

15'2" x 10'10" (4.62m x 3.30m)

Two radiators. Tiled floor. Telephone point. Low construction with a pitched polycarbonate roof and UPVC double glazed windows to side and aspects UPVC double glazed doors to a patio and rear garden.

Kitchen/Breakfast Room

12'10" x 11'2" (3.91m x 3.40m)

Worktops with cupboards and drawers below. Stainless steel single drainer sink with mixer tap. Tiled splashbacks. Matching wall cupboards and a tall cupboard with a wall mounted gas fired combination boiler. Built-in fan assisted oven. Four ring electric hob with a concealed extractor above. Utility space below worktop with plumbing for washing machine and further spaces for fridge and freezer. Tiled floor. Radiator. UPVC double glazed window to front aspect.

Bedroom 1

12'11" x 12'4" (3.94m x 3.76m)

Radiator. Television aerial lead. Two fitted double wardrobes. UPVC double glazed window to front aspect.

Bedroom 2

9'11" x 8'3" + door recess (3.02m x 2.51m + door recess)

Laminate floor. Radiator. UPVC double glazed window through to conservatory.





Bathroom

6'7" x 5'5" (2.01m x 1.65m)

White suite comprising panelled bath with tiled surround and mixer tap with shower attachment. Wash basin with cupboard below. WC with concealed cistern. Tiled floor. Radiator. Extractor. UPVC double glazed window to side.

Outside

The front garden has been shingled for low maintenance with a flower bed to the front boundary. The garden is east facing, fully enclosed and laid to lawn with established flower and shrub beds and border. Paved patio area to the immediate rear of the property. Pathway leads towards the rear boundary to a detached single garage with up and over door, light and power window to rear door to side. There is an outside electric double plug socket to the rear of the garage.

Tenure

Leasehold - the lease is for a term of 999 years less 10 days from 15th July 1968. A Ground Rent of £12.50 per annum is payable.

Services

Mains water, gas, electricity and drainage.

Council Tax

Great Yarmouth Borough Council - Band C

Energy Performance Certificate (EPC)

EPC rating: D (66); potential rating: B (82)

Location

Gorleston on Sea is a coastal town 2 miles from Great Yarmouth centre and has a varied selection of local shops * Golf Course * Modern District hospital * Schools for all ages * Library * Regular bus services to the main shopping areas and a sandy beach.

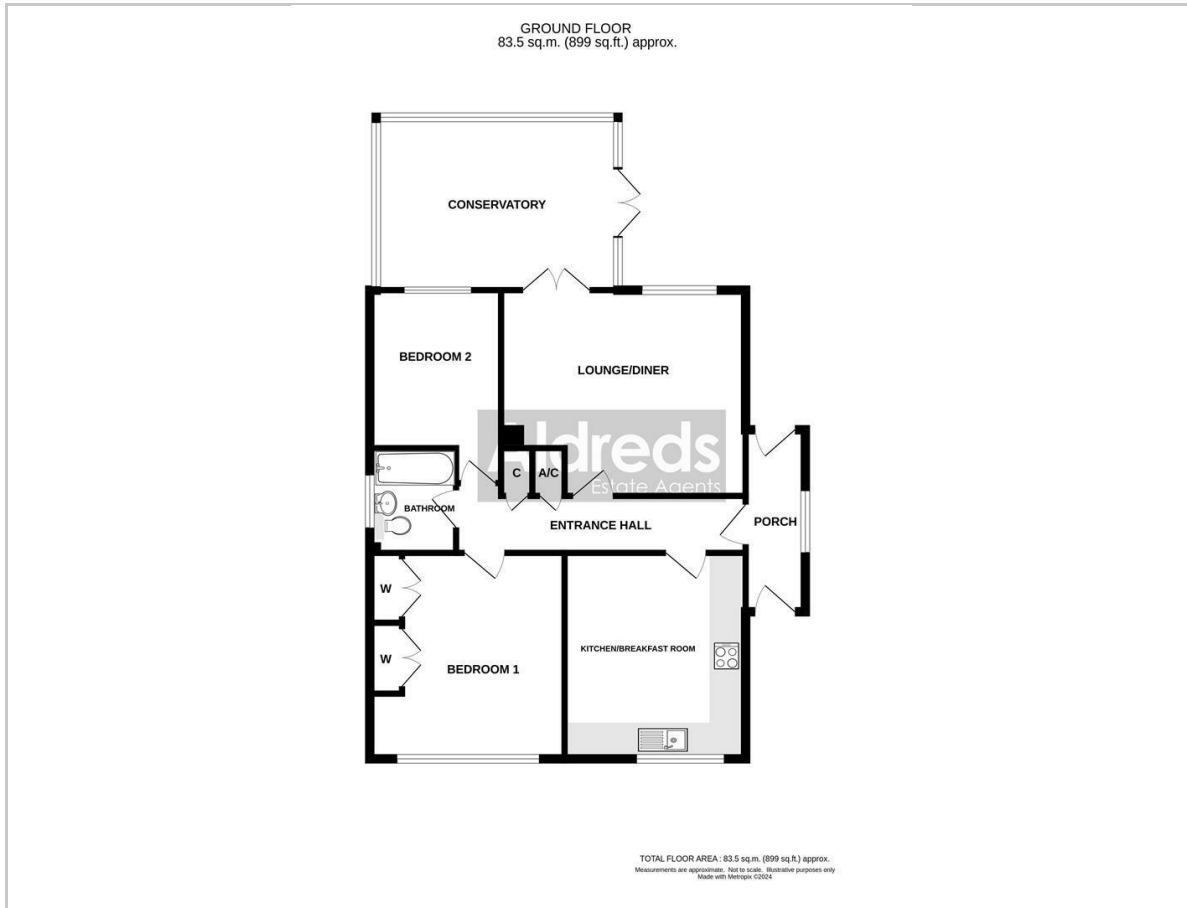
Directions

From the Gorleston office head South along the High Street, at the traffic lights turn right into Church Lane. At the roundabout turn left into Middleton Road. At the next roundabout turn right into Lowestoft Road. Proceed over the next 2 sets of traffic lights and take the first exit off the roundabout onto Links Road. Take the first turning on the left onto Mariners Compass. At the T junction, the pedestrian pathway to South Garden will be seen immediately in front.

Ref: G18033/04/24



Floor Plan



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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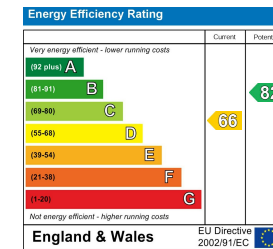
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Area Map



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