

Aldreds
Estate Agents



White Mays Cliff Lane

Gorleston, Great Yarmouth, NR31 6JY

Offers In Excess Of £450,000



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Sitting on the highly desirable Cliff Lane with easy access to Gorleston Beach and the golf club, we are delighted to offer spacious and recently renovated two bedroom detached bungalow. The property sits on a generous plot with gardens to front, side and rear. There is also a large, gated driveway leading to a larger than average garage. Internally there is an entrance hall, lounge, kitchen/diner, utility room, inner hallway, two bedrooms, bathroom and WC. Gas central heating and sealed unit double glazing. The property has planning permission granted for a large extension under ref 06/23/0074/HH to extend and convert in to a five bedroom dwelling. Plans and information are available on the GYBC planning portal under this reference.

Entrance Hall

Door to front, radiator, built in wardrobe.

Lounge

15'11" x 12'1" (4.86 x 3.7)

Woodburner, corner double glazed window, double glazed window to side aspect, radiator.

Kitchen/Diner

15'3" x 9'10" (4.66 x 3.02)

Base & wall units with worktops, double glazed window to side aspect, double glazed window to rear aspect, inset ceiling lights, part tiled walls, sink with drainer, electric hob, electric oven.

Utility Room

8'7" x 7'8" (2.62 x 2.34)

Doors to both sides, double glazed windows, plumbing for washing machine.

Inner Hallway

Built in wardrobe

Bedroom 1

14'11" x 10'11" (4.56 x 3.33)

Built in wardrobe, double glazed window to front aspect, radiator.

Bedroom 2

11'10" x 9'10" (3.63 x 3)

Double glazed window to rear aspect, radiator.

Bathroom

6'6" x 6'6"ax (2 x 2max)

Panel bath, hand basin, opaque double glazed window to rear aspect, heated towel rail.

WC

Low level WC, opaque double glazed window to rear aspect.





Outside

The property sits in a generous plot with gardens to front, side & rear. There is an electric gated driveway leading to large garage (7.33m x 2.57m) with electric up and over door. To the front & side there are enclosed lawned gardens with bushes shrubs and plants, paved patio area. Courtyard garden storage area with door to garage.

Tenure

Freehold

Services

Mains water, electricity, gas, drainage

Council Tax

Band D

EPC

C Rating - 70

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 our Gorleston office head south along the High Street. At the traffic lights turn right onto Church Lane. At the roundabout turn left onto Middleton Road. At the next roundabout turn right onto Lowestoft Road and continue over two sets of traffic lights and at the next roundabout turn left in to Links Road. Where Links Road leads round to the left into Yallop Avenue, bear right onto the other section of Links Road which leads into Cliff Lane at the end.

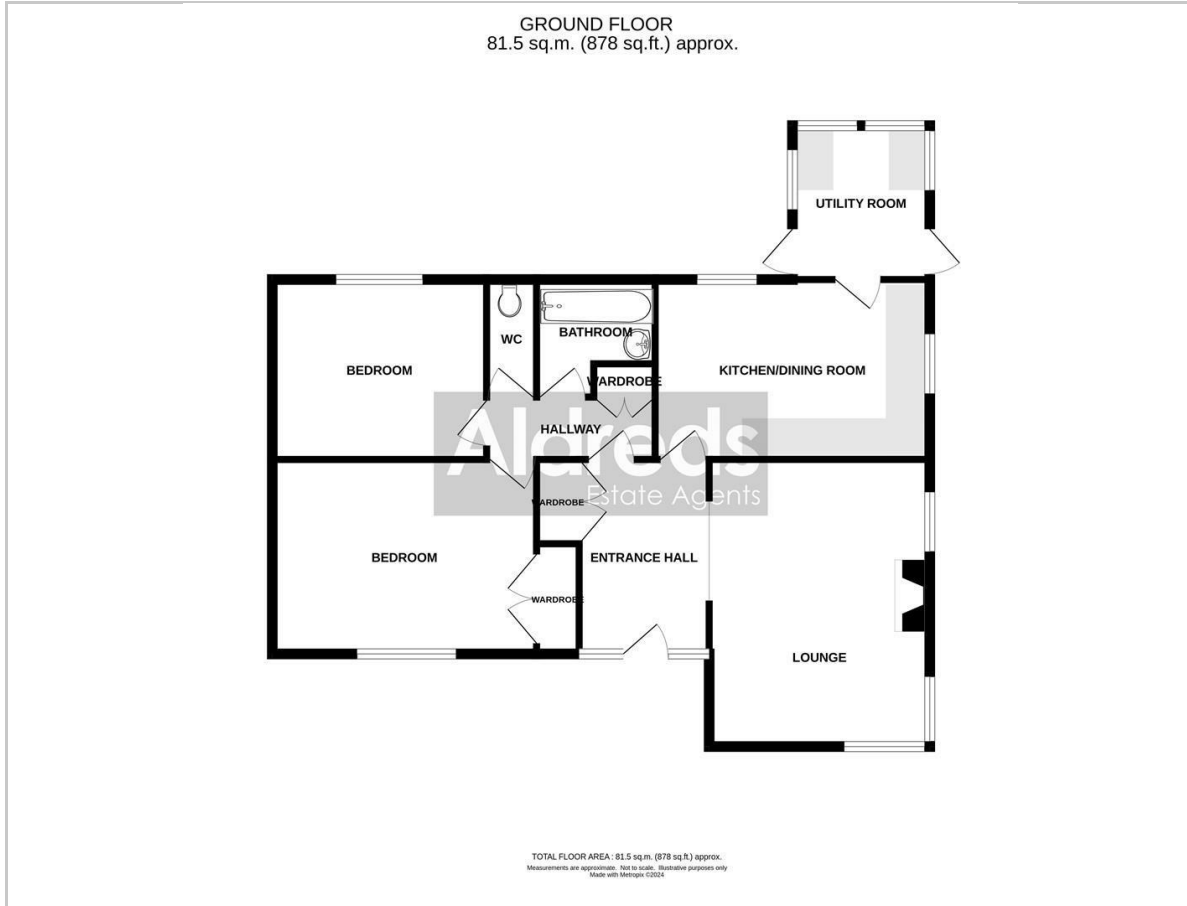
Ref G18070/05/24

Agents Note

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Floor Plan



Viewing

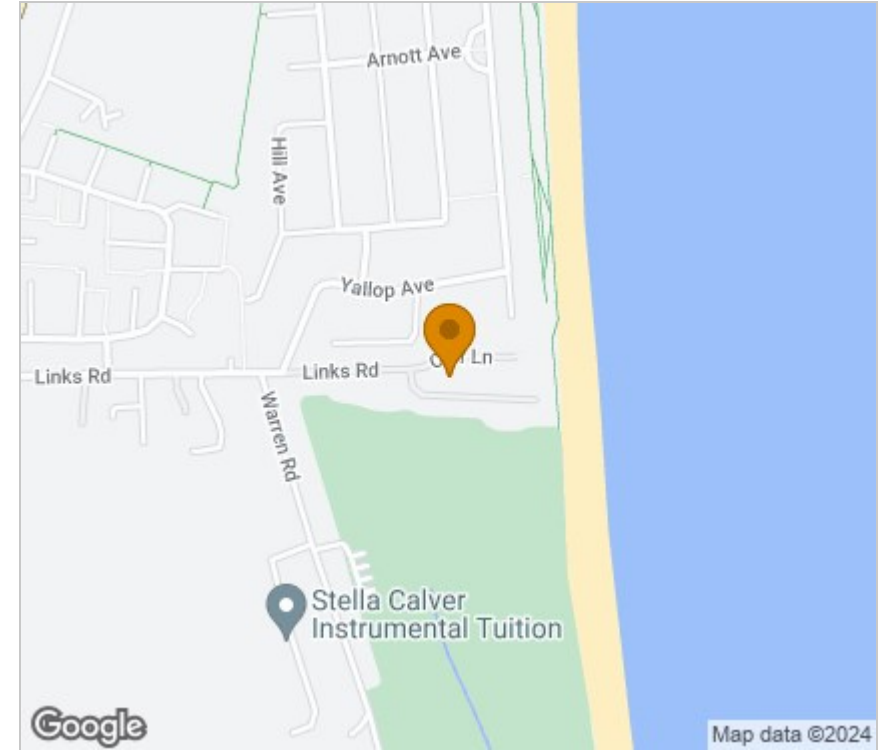
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

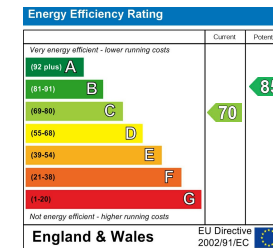
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Area Map



Energy Efficiency Graph



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