

Aldreds
Estate Agents



28 Carrel Road

Gorleston, Great Yarmouth, NR31 7RF

Offers In Excess Of £265,000



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28 Carrel Road

Gorleston, Great Yarmouth, NR31 7RF

This modern 2 bedroom detached bungalow is pleasantly situated in a cul-de-sac within walking distance of the James Paget Hospital and is offered for sale with no onward chain. The property has been completely redecorated and re-carpeted, has additional parking spaces at the front, together with a driveway, single garage and a low maintenance enclosed rear garden. The bungalow benefits from an en-suite shower room, gas central heating and UPVC double glazed windows.

Entrance Hall

UPVC Entrance door with spy hole and two double glazed panels. Radiator. Telephone point. Built-in cloaks/storage cupboard. Loft access hatch.

Lounge/Diner

16'10" x 12'4" max, 8'8" min (5.13m x 3.76m max, 2.64m min)

Wood effect laminate floor. Two radiators. Television and telephone points. UPVC double glazed doors to the rear garden.

Kitchen

9'4" x 7'11" (2.84m x 2.41m)

Worktops with cupboards and drawers below. Stainless steel one a half bowl single drainer sink with mixer tap. Tiled splashback. Matching wall cupboards. Built-in fan assisted oven and grill. Stainless steel four burner gas hob with a stainless steel extractor above. Utility space below worktop with plumbing for washing machine. Space for fridge/freezer. Tiled floor. Kick space heater. Cupboard concealing a recently installed wall mounted gas fired combination boiler.

Bedroom 1

11'11" x 10'11" max (3.63m x 3.33m max)

Radiator. Television and telephone points.

En-suite Shower Room

8'8" x 3'2" (2.64m x 0.97m)

Tiled shower cubicle with an Aqualisa mixer shower and folding screen door. White pedestal wash basin with tiled splashback. WC. Tiled floor. Radiator. Extractor.

Bedroom 2

11'6" x 9'5" max (3.51m x 2.87m max)

Radiator. Television point. Box bay with UPVC double glazed windows to front aspect.





Bathroom

6'5" x 5'6" + door recess (1.96m x 1.68m + door recess)

White suite comprising panelled bath with tiled surround. Pedestal wash basin with tiled splashback. WC. Tiled floor. Radiator. Extractor.

Outside

The area to the front of the property has been brick weaved to provide additional parking spaces. Shingled side garden with established shrubs. A brick weave driveway provides parking in front of a single garage 5.61m x 2.79m (18'5" x 9'2") with roller shutter door, overhead storage space, light and power, UPVC door to side. A fence and gate between the property and the garage leads to the rear garden, which is enclosed and paved for low maintenance with a shingle border.

Tenure

Freehold.

Services

Mains water, gas, electricity and drainage.

Council Tax

Great Yarmouth Borough Council - Band C

Energy Performance Certificate (EPC)

EPC rating: C (73); potential rating: B (89)

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.

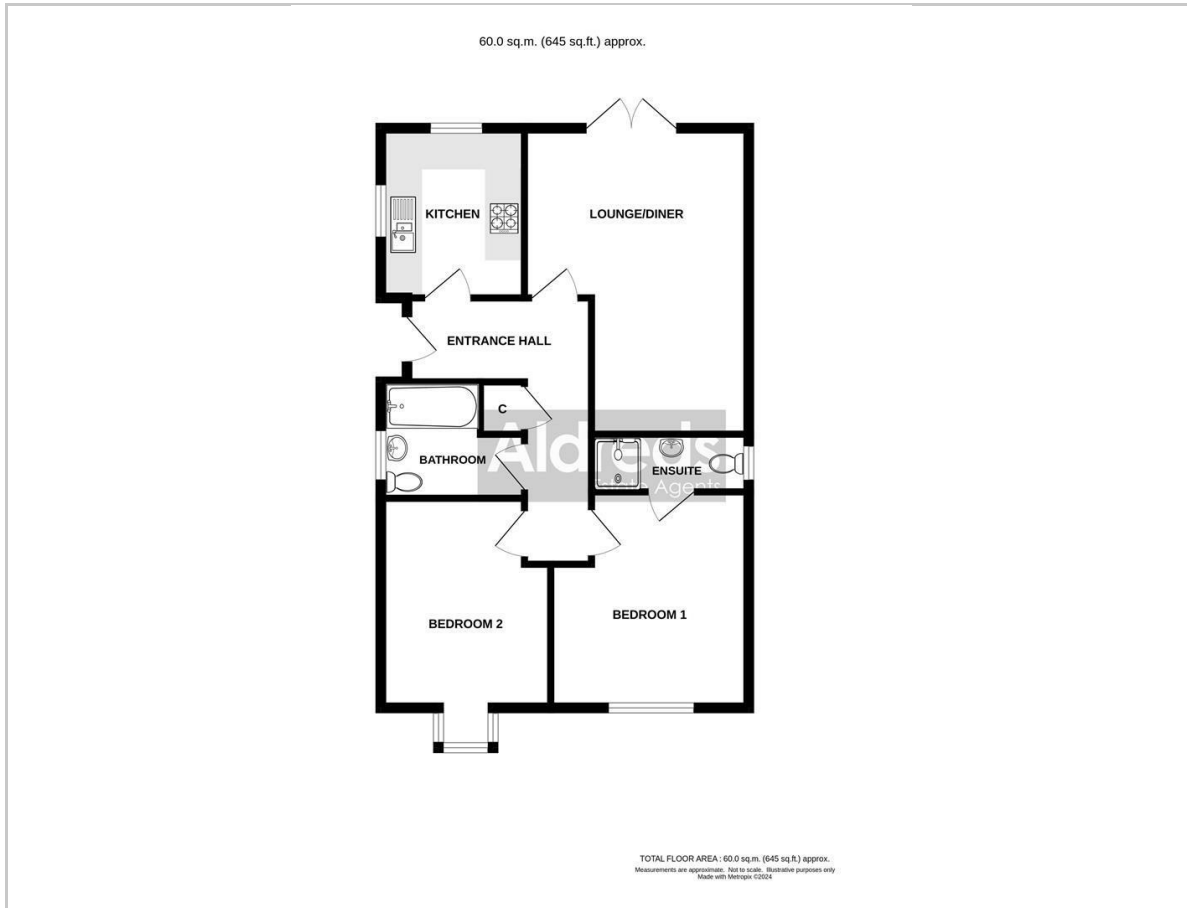
Directions

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, continue over two sets of traffic lights turning right at the next roundabout into Beaufort Way, continue over the roundabout, turn right and continue into Carrel Road. Follow the road along and the property will be found in a cul-de-sac on the right hand side.

Ref: G18096/07/24



Floor Plan



Viewing

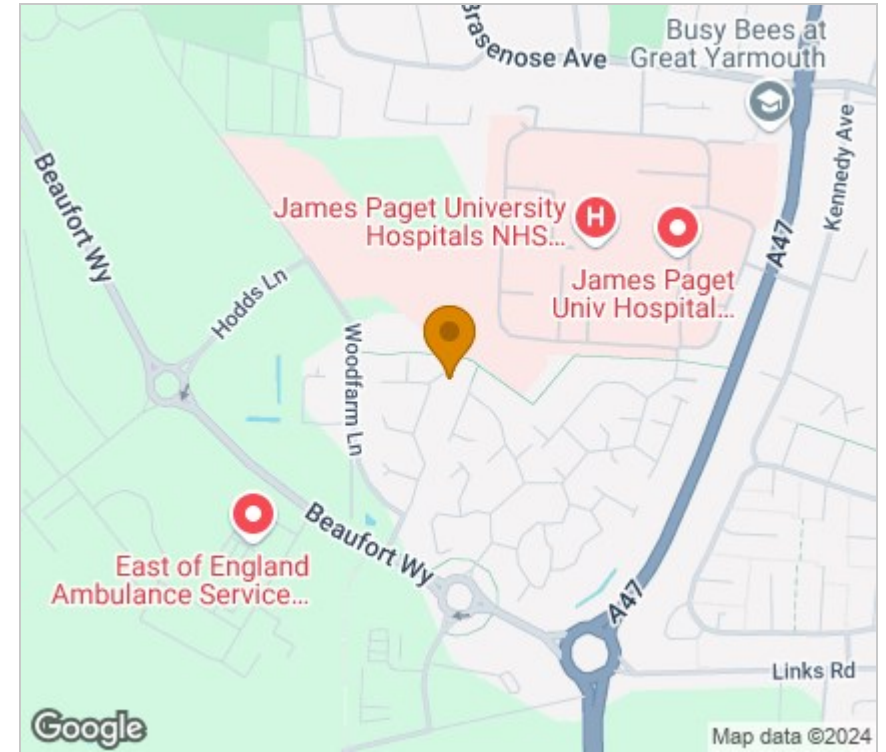
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

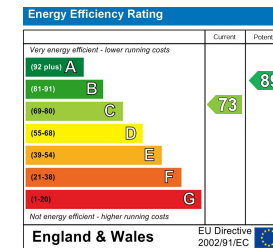
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Area Map



Energy Efficiency Graph



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