



Aldreds
Estate Agents

28 Kennel Loke

Gorleston-on-Sea, Great Yarmouth, NR31 6JU

£650,000



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Sitting on the highly desirable Kennel Loke in an overall plot of approximately 0.6 of an acre (stms), we are delighted to offer this largely extended and extremely well presented, spacious, five bedroom detached bungalow. Less than five minutes walk to the Gorleston Golf Club and approx. 10 minutes walk to Gorleston Beach. The property has a stunning lounge/kitchen/day room with fantastic views of the garden, large study, utility room, five bedrooms (two with ensuite) and two family bathroom rooms. The layout could lend itself to annexe living owing to the layout and two reception rooms. There is also gas central heating and sealed unit double glazing. Roof mounted solar panels. Outside there are gardens to front & rear and a driveway leading to garage with ample parking for many vehicles.

Entrance Hall

Door to garage, door to side.

Inner Hallway

Lounge/Kitchen/Day Room

45'11" x 20'11" max 12'10" min (14 x 6.39 max 3.93 min)

Base storage units with work tops, inset ceiling lights, integrated dishwasher, sink and drainer, gas hob, electric oven, double glazed window to side aspect, double glazed patio doors to side, double glazed patio doors to rear garden, under floor heating, walk in cupboard.

Reception Room

20'2" x 11'11" (6.15 x 3.63)

Sink, inset ceiling lights, double glazed French doors to rear garden, radiator.

Utility Room

10'8" x 9'11" (3.25 x 3.02)

Base storage units with work surfaces over, stainless steel sink and drainer, inset ceiling lights, door to side, integrated dishwasher, plumbing for washing machine.

Master Bedroom

13'0" x 12'11" (3.96 x 3.94 (3.95 x 3.93))

Bay double glazed window to front aspect, fitted wardrobe, radiator, door to:-

Ensuite Shower Room

Shower in cubicle, pedestal hand wash basin, low level WC, radiator, opaque double glazed window to side aspect.

Bedroom 2

11'9" x 10'3" (3.58 x 3.12)

Double glazed window to rear aspect, door to side aspect, radiator, door to:-

Ensuite Shower Room 2

Shower in tiled cubicle, pedestal hand wash basin, low level WC, part tiled walls, opaque double glazed window to side aspect, radiator.





Bedroom 3

13'11" x 12'11" (4.24 x 3.94)

Bay double glazed window to front aspect, radiator, fitted wardrobe.

Bathroom 1

Part tiled walls, panel bath, hand wash basin, low level WC, opaque double glazed window to front aspect, inset ceiling lights, radiator.

Bedroom 4

13'7" x 10'8" (4.14 x 3.25)

Double glazed patio doors to rear garden, double glazed window to side aspect, under floor heating, fitted wardrobe.

Bedroom 5

12'5" x 10'8" (3.78 x 3.25)

Double glazed window to side aspect, under floor heating, fitted wardrobe.

Bathroom 2

Flat floor shower, panel bath, hand wash basin, low level WC, opaque double glazed window to side aspect, radiator.

Outside

The bungalow sits in a plot of approximately 0.6 of an acre (stms). To the front of the property there is a driveway leading to garage. To the rear of the property there is a large lawned garden which sweeps round to the rear of the property to the north. The garden has bushes, shrubs and mature trees.

Council Tax

Great Yarmouth Borough Council - Band 'D'

Tenure

Freehold

Services

Mains water, electricity, gas, drainage

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.

EPC

B Rating - 85

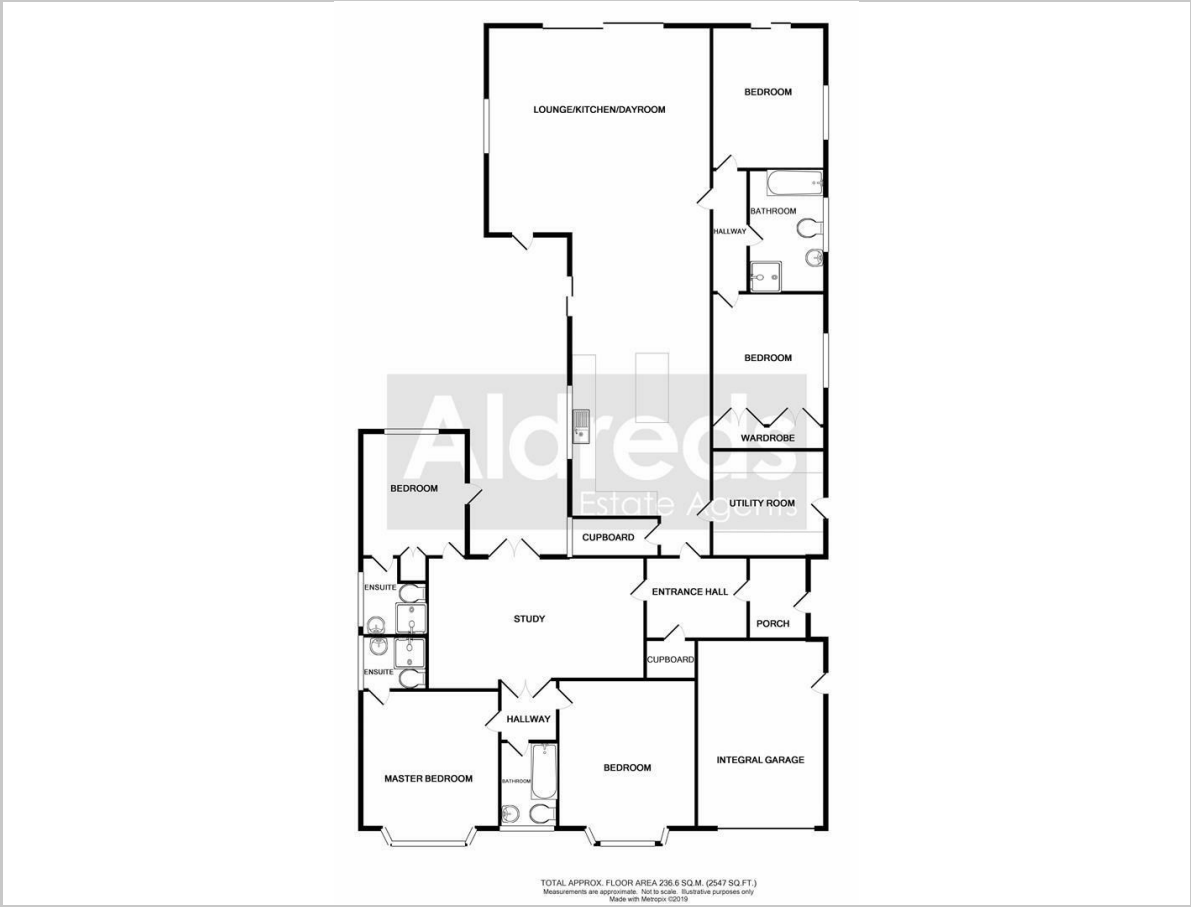
Agents Note

The property is situated on a Private Road and there is an annual contribution of £100 (per vendor)

Ref G18114/08/24



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

