

Aldreds
Estate Agents



63 Links Road

Gorleston, Great Yarmouth, NR31 6JX

£375,000



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Sitting on this highly desirable road on a very generous plot Aldreds are pleased to offer this very spacious and extended two bedroom detached bungalow. The property offers an entrance hall, large lounge/diner, sun room/sitting room, kitchen, two bedrooms and a shower room. Gas central heating and double glazing. Large garage measuring over 10 metres. Large driveway to front for numerous vehicles. Good sized, low maintenance rear garden.

Entrance Hall

Door to side, loft access.

Lounge/Diner

24'8" x 13'10"ax 11'10" min (7.52 x 4.22max 3.63 min)

Bow double glazed window front aspect, double glazed window to side aspect, two radiators.

Kitchen

14'6" x 9'3" (4.42 x 2.83)

Base & wall units with worktops, double glazed window to side aspect, sink with drainer, plumbing for washing machine, gas hob, electric oven, tiled floor, part tiled walls, radiator.

Side Porch

Door to front, door to rear.

Bedroom 1

13'4" x 10'10" (4.08 x 3.31)

Double glazed window to rear aspect, radiator.

Bedroom 2

10'11" x 10'10" (3.35 x 3.31)

Fitted wardrobes, radiator, double glazed patio door to

Sun Room/Sitting Room

Double glazed windows, double glazed French doors to rear garden.





Shower Room

7'7" x 6'9" (2.32 x 2.07)

Shower, hand basin, low level WC, part tiled walls, opaque double glazed window to side aspect.

Outside

To the front there is a very large driveway leading to garage (10.7m x 2.64m) with electric up & over door, power & light. To the rear there is a good sized low maintenance garden which is paved & brickweaved with bushes & shrubs.

Tenure

Freehold.

Services

Mains water, electricity, gas, drainage.

Council Tax

Band C

EPC

C Rating - 69

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.

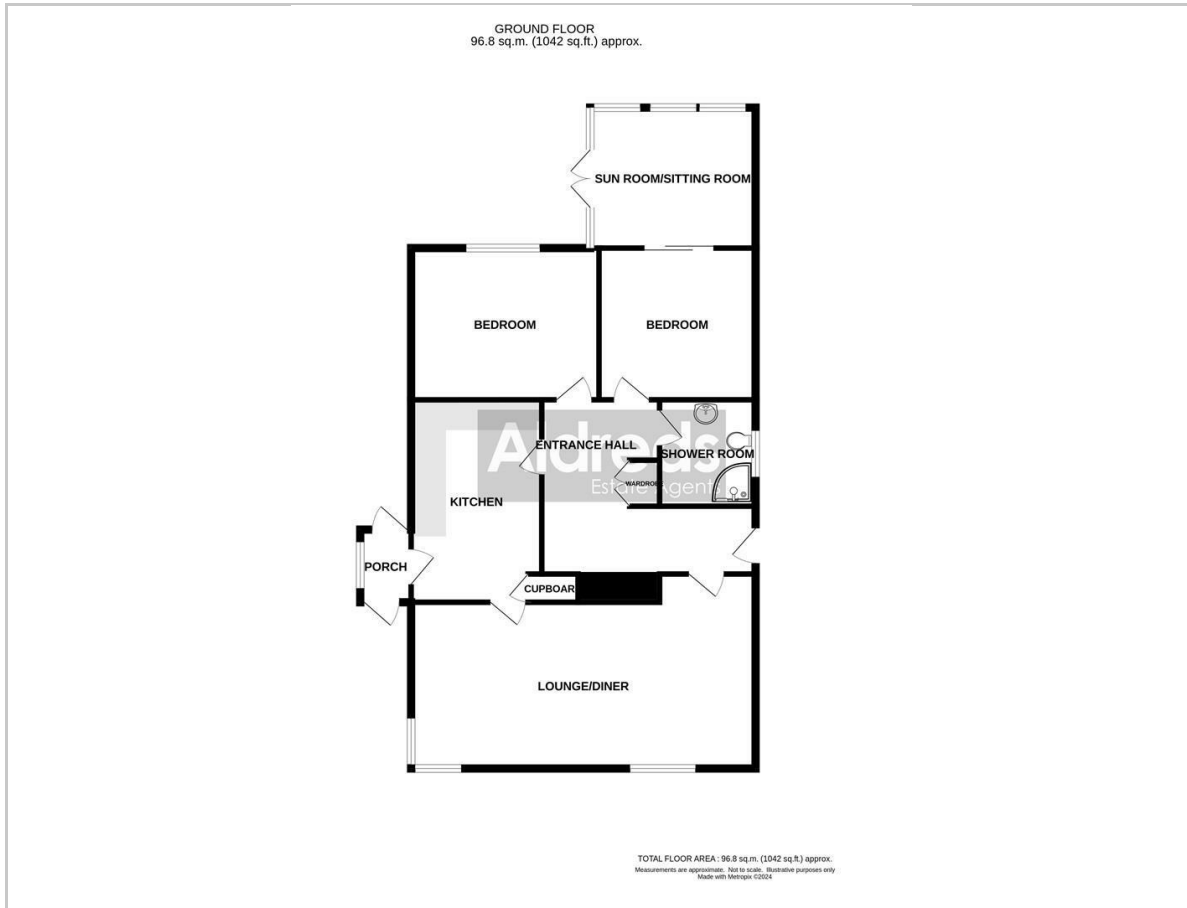
Directions

Leave Gorleston heading south on the A12, at the Links Road roundabout turn left in to Links Road where the property is on the left on the bend.

Ref G18138/09/24



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

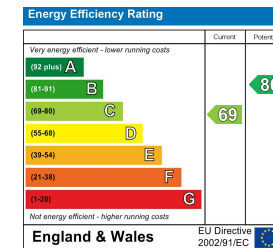
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Area Map



Energy Efficiency Graph



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