

Aldreds
Estate Agents



Castle Arabians Butt Lane, Burgh Castle, NR31 9PY

Offers Over £275,000





Castle Arabians Butt Lane

, Burgh Castle, NR31 9PY

- Detached 3 bedroom bungalow
- Detached garage with additional storage
- Generous lounge space
- Off road parking for 4-5 vehicles
- 360 degree wrap around garden
- Project property/ample potential
- Owned solar panels
- Set back from the main road

This detached three-bedroom bungalow offers a fantastic opportunity for buyers seeking a spacious home with ample potential. Set back from the main road, the property boasts a generous lounge space and a 360-degree wraparound garden, perfect for outdoor enjoyment. The detached garage provides additional storage, while off-road parking comfortably accommodates four to five vehicles. With owned solar panels and an abundance of natural light, this project property presents an excellent chance to add personal touches. Its prime location and ample space make it ideal for those looking to create their dream home in a peaceful setting.



Entrance Hall

Carpet floor, single glazed window panel looking into kitchen, upvc double glazed door to rear aspect, built in double cupboard with sliding door.

Hallway

Carpet floor, access to kitchen, lounge, bedrooms, two shower rooms and separate wc, loft access.

Sitting Room 11'9" x 9'6" (3.6m x 2.9m)

Carpet floor, sliding door to primary lounge. Internal single glazed window panels looking into hallway.

Lounge 10'9" x 19'8" (3.3m x 6.0m)

Carpet floor, electric heater, upvc double glazed windows with secondary glazing to front and side aspect, built in storage cupboard, Brick fireplace.





Directions

Leave Gorleston on the A143 Beccles Road, continue through Bradwell, turn right at the roundabout into New Road, continue into Belton, continue over the roundabout, turn right into Stepshort, continue into Burgh Castle, continue into Butt Lane where the property can be found on the right hand side.

Kitchen 16'0" x 9'10" (4.9m x 3.0m)

Carpet floor, upvc double glazed windows to side aspect, laminate counter tops, built in electric oven, hob with extractor fan, two stainless steel sinks, airing cupboard and pantry. Under counter and wall mounted cupboards, serving hatch, upvc double glazed French doors to side aspect into conservatory.

Conservatory 14'9" x 7'10" (4.5m x 2.4m)

Concrete floor, single glazed windows front, rear and side aspect, double glazed door to front aspect. Polycarbonate roof.

Shower Room 1

Vinyl floor, step into single shower cubicle with electric wall mounted shower, upvc double glazed window to rear aspect.

Shower Room 2

Vinyl floor, walk in double shower cubicle, electric wall mounted shower, blue basin. Upvc double glazed window to rear aspect.

Separate WC

Carpet floor, blue WC, upvc double glazed window to rear aspect.



Bedroom 1 10'2" x 13'5" (3.1m x 4.1m)

Carpet floor, built in wardrobes, upvc double glazed windows with secondary glazing to front and side aspect.

Bedroom 2 9'2" x 11'9" (2.8m x 3.6m)

Carpet floor, built in wardrobes, upvc double glazed window with secondary glazing to rear aspect.

Bedroom 3 10'2" x 6'10" (3.1m x 2.1m)

Carpet floor, upvc double glazed windows to front aspect, electric heater.

Outside

360 degree wrap around garden with tall hedge and timber fence boundaries, grass lawn area front and back, brick built garage with wooden lean to and wooden Car port built to the side. Electric roller door on garage with secondary access from the side. Shingle driveway for 4-5 vehicles.

Tenure

Freehold

Services

Mains electric, water and drainage.

Location

Burgh Castle is a semi rural village 2 miles west of Gorleston and 4 miles from Great Yarmouth * The River Waveney and Breydon Water are on the outskirts of the village giving access to the Norfolk and Suffolk Broads * There is a yacht marina and historic Roman Castle ruins.

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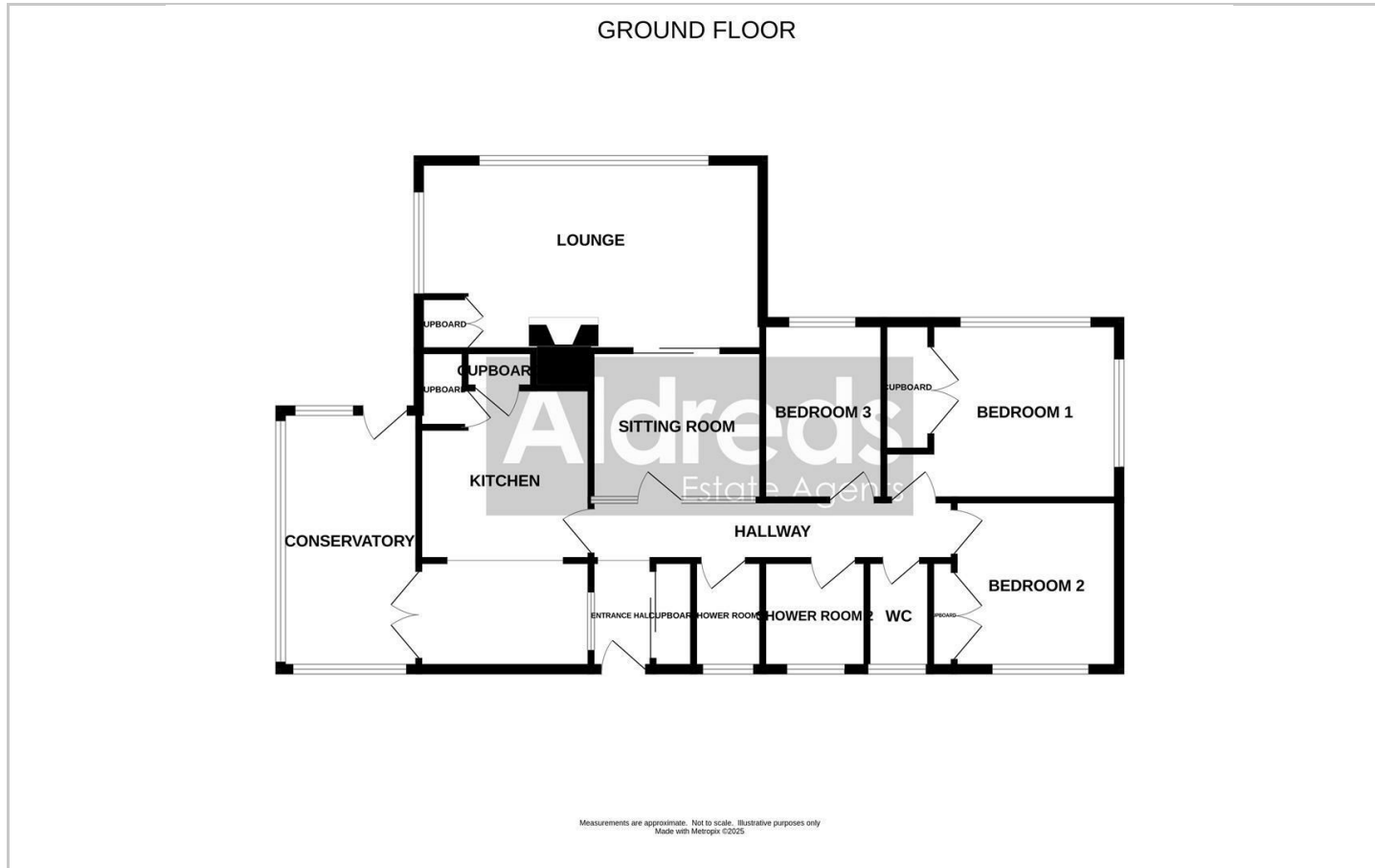
Council Tax

Great Yarmouth Borough Council - Council Tax Band D

Ref

G18243/02/25

Floor Plans



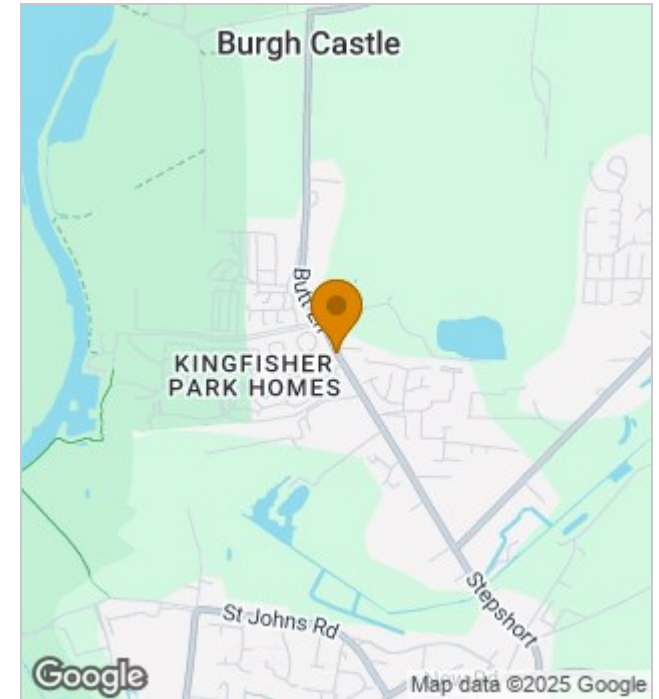
Viewing

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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Location Map



Energy Performance Graph

