

**Aldreds**  
Estate Agents

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**FOR SALE**

aldreds.co.uk  
01493 664600

59 Lynn Grove

Gorleston, Great Yarmouth, NR31 8AR

£310,000



3



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## 59 Lynn Grove

Gorleston, Great Yarmouth, NR31 8AR

Sitting on the popular and sought after Lynn Grove, Aldreds are delighted to offer this spacious and extended, three bedroom detached house with good sized garden. Internally there is an entrance porch, entrance hall, lounge/dining room, study, conservatory, kitchen and a cloakroom on the ground floor. The first floor has three good sized bedrooms, shower room and WC off landing. Gas central heating & double glazing. Driveway to integrated garage.

### Entrance Porch

Door to side

### Entrance Hall

Stairs to landing, radiator, door to garage

### Lounge/Diner

25'11" max 10'0" min x 20'0" max 10'11" min (7.92 max 3.06 min x 6.1 max 3.33 min)

Double glazed window to rear aspect, door to garden, three radiators, door to

### Study

10'9" x 6'11" (3.3 x 2.11)

Radiator, double glazed patio door to

### Conservatory

11'5" x 9'1" (3.48 x 2.77)

Double glazed, door to garden

### Kitchen

13'3" x 8'2" (4.05 x 2.51)

Base & wall units with worktops, double glazed window to front aspect, double glazed window to side aspect, sink with drainer, electric cooker point, part tiled walls, plumbing for washing machine, radiator

### Cloakroom

Hand basin, low level WC, opaque double glazed window to side aspect

### Landing

Loft access, double glazed window to side aspect

### Bedroom 1

16'8" x 10'2" (5.1 x 3.1)

Two storage cupboards, double glazed window to front aspect, double glazed window to side aspect, radiator







### Bedroom 2

11'4" x 10'11" (3.47 x 3.34)

Double glazed window to rear aspect, radiator

### Bedroom 3

11'6" x 8'8" (3.52 x 2.65)

Double glazed window to rear aspect, radiator

### Shower Room

Shower in cubicle, hand basin, tiled walls, opaque double glazed window to side aspect, radiator

### WC

Low level WC

### Outside

To the front of the property there is a driveway leading to garage (5.8m x 2.44m) with power & light. Front garden. To the rear there is an astro turf garden with bushes and shrubs.

### Tenure

Freehold

### Services

Mains water, electricity, gas, drainage

### Council Tax

Band D

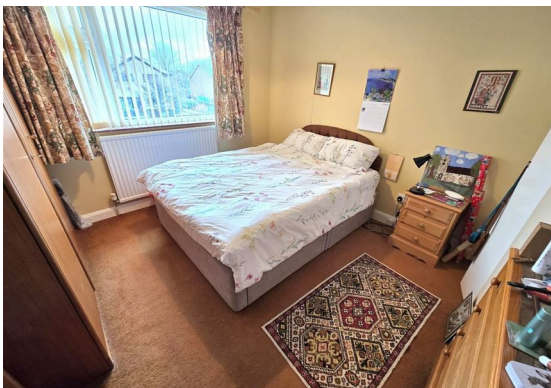
### Location

Gorleston 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

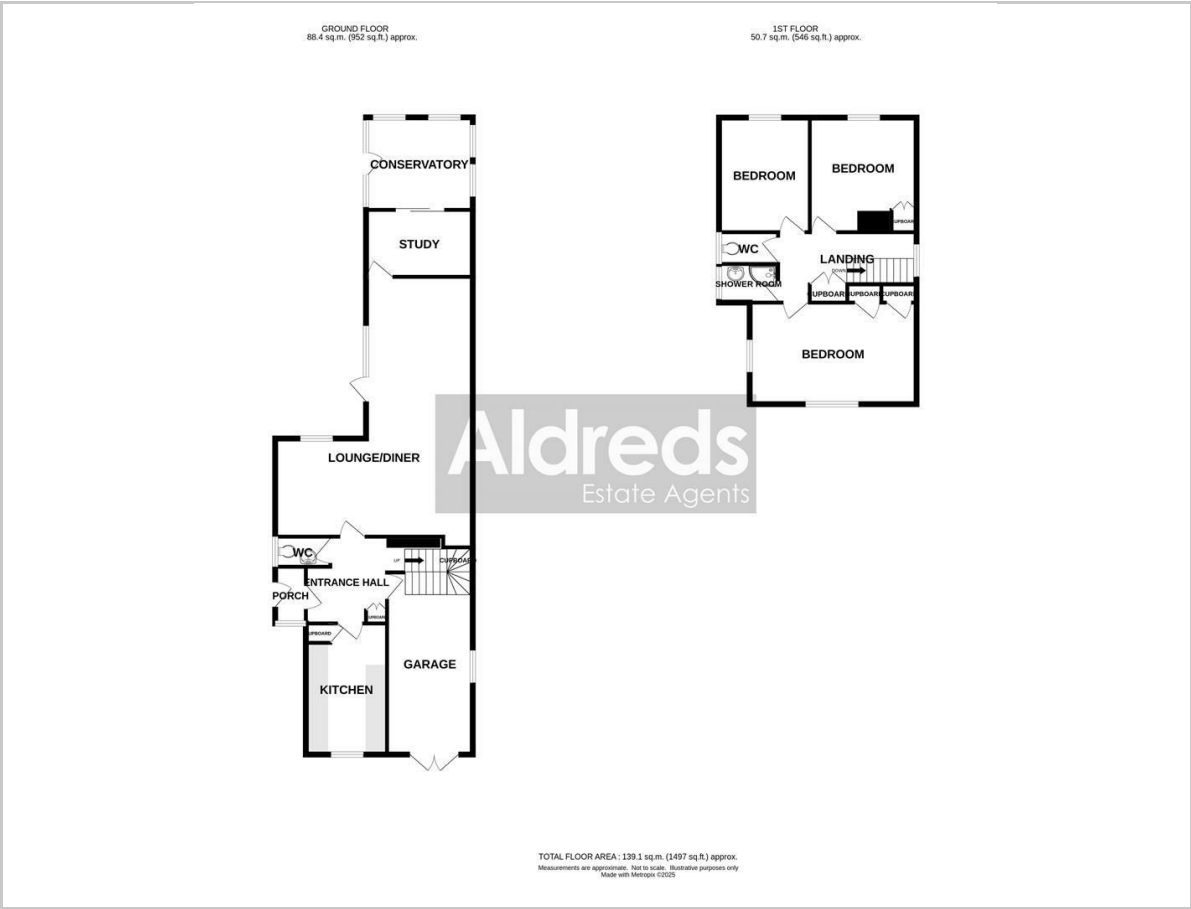
From the Gorleston office head north north along the High Street, continue onto High Road, at the traffic lights turn left onto Beccles Road, at the roundabout take the third exit onto Burgh Road, turn left into Claydon Grove, turn right into The Walk, turn left into Lynn Grove where the property can be found on the left hand side.

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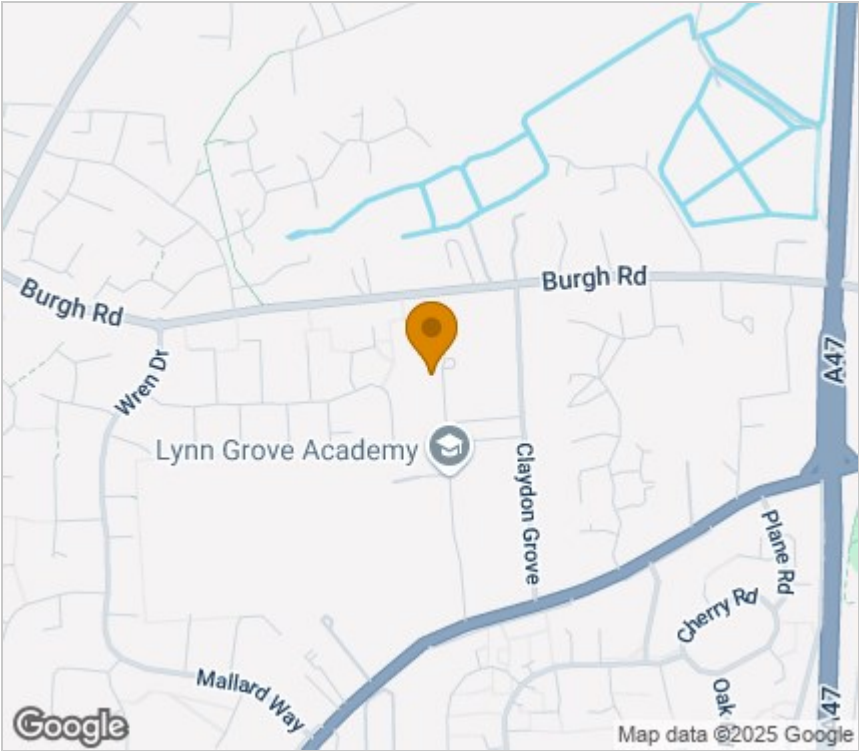




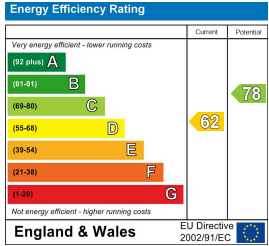
Floor Plan



Area Map



Energy Efficiency Graph



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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