



9 Meadow Court Links Road
Gorleston, Great Yarmouth, NR31 6LB
Offers In Excess Of £300,000



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With an amazing open plan lounge/diner/kitchen, Aldreds are delighted to offer this well presented and recently renovated two bedroom detached sitting on Meadow Court. For occupation by the over 55's. The property also has an entrance hall, bathroom and conservatory. Gas central heating and double glazing. Driveway to former garage now used for storage and approx. south facing garden.

Entrance Hall

Storage cupboard, radiator, door to front

Lounge/Diner/Kitchen

30'3"ax 14'5" in x 16'2" max 8'11" min (9.24max 4.41min x 4.95 max 2.72 min)

Inset ceiling lights, double glazed window to rear aspect, base & wall units with worktops, sink with drainer, plumbing for washing machine, induction hob, electric oven, walk in airing cupboard, wood burner, breakfast bar, solar powered skylight

Conservatory

9'9" x 7'4" (2.98 x 2.24)

Door to garden, sealed unit double glazing

Bedroom 1

11'10" x 10'11" (3.63 x 3.34)

Built in wardrobes, double glazed window to rear aspect, radiator

Bedroom 2

9'8" x 7'3" (2.97 x 2.22)

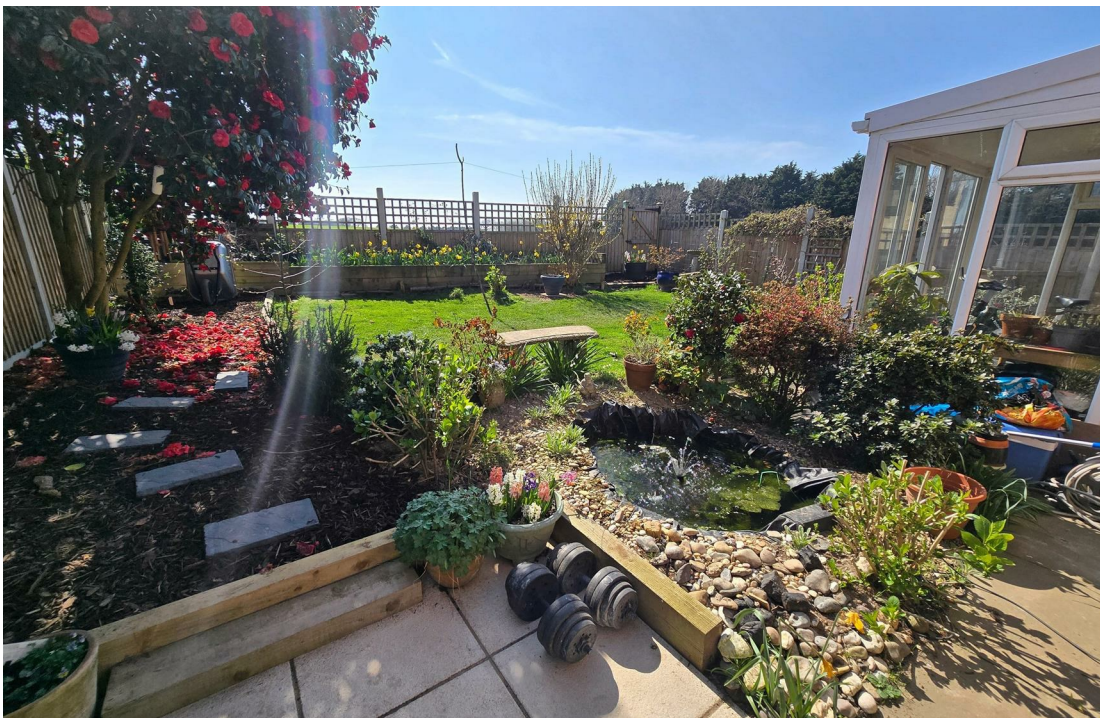
Double glazed window to front aspect, radiator

Bathroom

7'6" x 6'1" (2.31 x 1.86)

Panel bath, hand basin, low level WC, part tiled walls, opaque double glazed window to side aspect, heated towel rail





Outside

To the front there is a shingle garden. Driveway to former garage now used for storage 2.66m x 2.25m the garage has an up & over door and benefits from power & light. To the rear there is a lawned garden with bushes & shrubs, paved patio

Tenure

Freehold

Services

Mains water, electricity, gas, drainage

Council Tax

Band C

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.

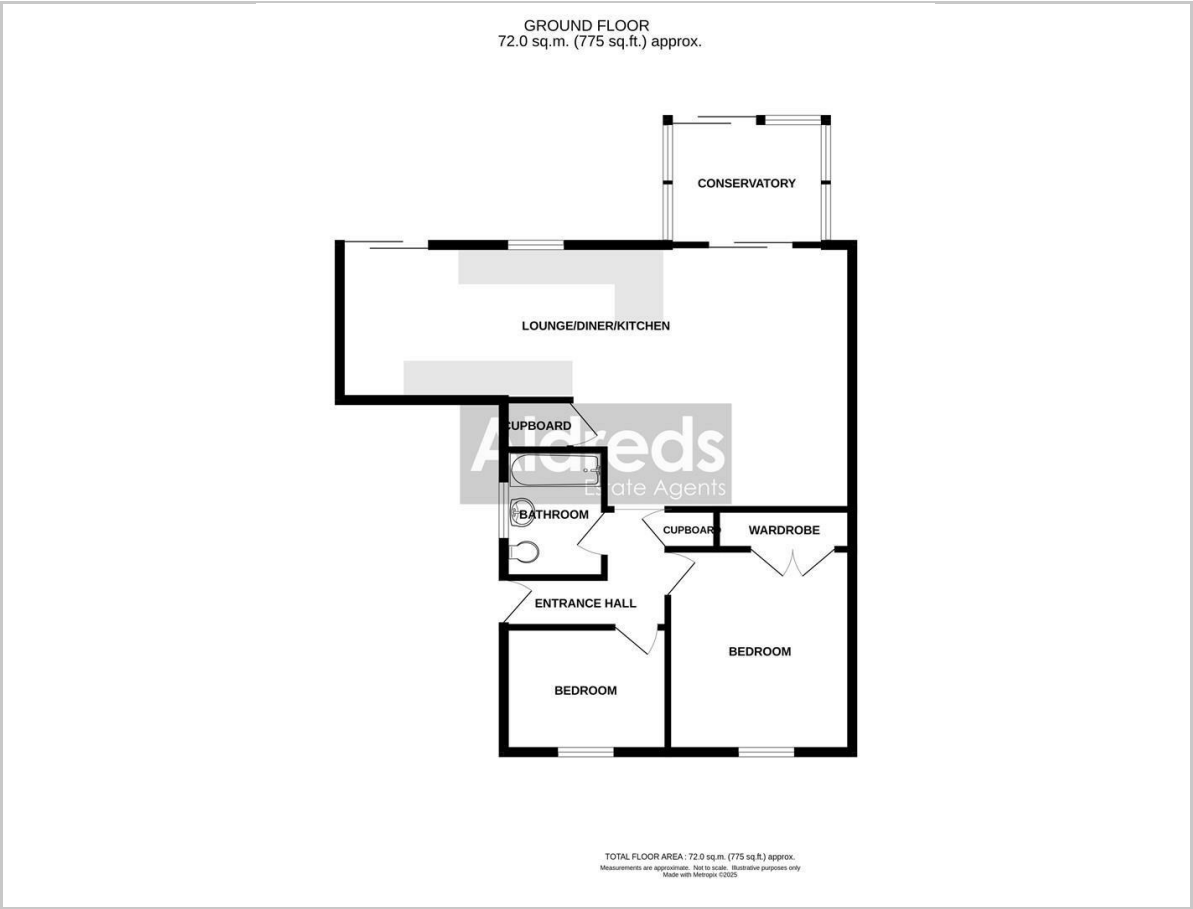
Directions

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, turn left at the roundabout into Links Road, turn right into Meadow Court where the property can be found on the left hand side.



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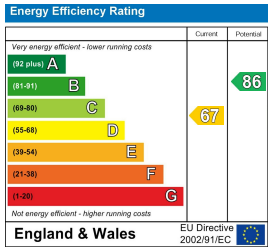
Floor Plan



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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