

**Aldreds**  
Estate Agents



7 Meadow Court Links Road

Gorleston, Great Yarmouth, NR31 6LB

Guide Price £325,000 - £350,000





## 7 Meadow Court Links Road

Gorleston, Great Yarmouth, NR31 6LB

**\*\*GUIDE PRICE £325,000 - £350,000\*\*** For occupation by the over 55's, Aldreds are pleased to offer this spacious, modern, three bedroom linked detached bungalow. The property has an entrance porch, entrance hall, two reception rooms, kitchen, three bedrooms and a bathroom. Gas central heating and double glazing. Driveway to garage. Good sized garden to side & rear. Offered with no chain

### Entrance Porch

Door to front

### Entrance Hall

Two storage cupboards, loft access, radiator

### Dining Room

10'6" x 7'10" (3.21 x 2.4)

Double glazed window to rear aspect, radiator, through to

### Lounge

17'10" x 13'1" (5.46 x 4)

Two radiators, double glazed patio door to garden, double glazed window to side aspect, double glazed window to rear aspect

### Kitchen

12'5" x 8'4" (3.81 x 2.55)

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

### Bedroom 1

14'0" x 13'9" (4.28 x 4.2)

Double glazed patio door to garden, radiator

### Bedroom 2

13'9" x 12'3" (4.2 x 3.75)

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







### Bedroom 3

7'10" x 6'6" (2.41 x 2)

Double glazed window to rear aspect, radiator

### Bathroom

6'10" x 6'4" (2.1 x 1.95)

Panel bath with shower over, hand basin, low level WC, heated towel rail

### Outside

To the front there is a driveway leading to garage. To the side and rear there are good sized gardens which are mainly laid to lawn, bushes & shrubs, pond, 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.

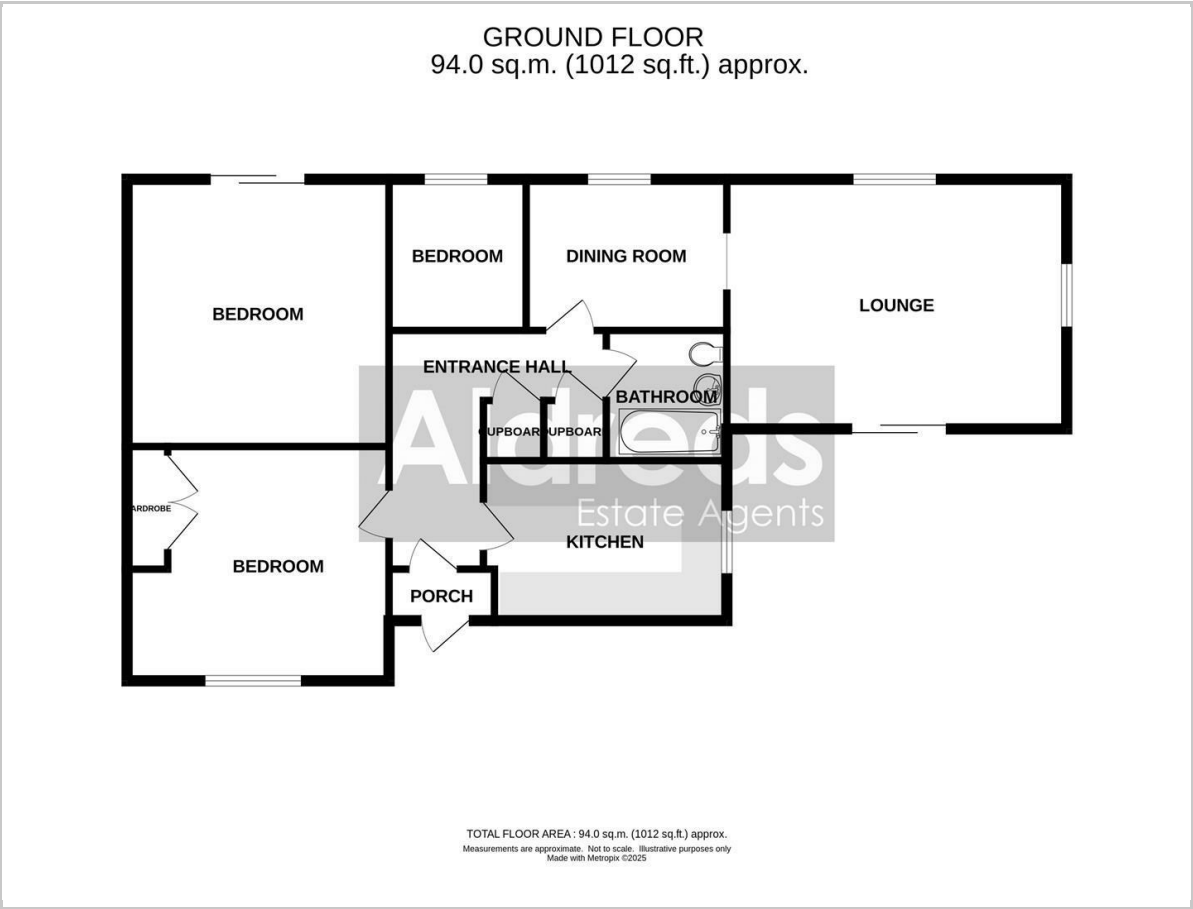
### Directions

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

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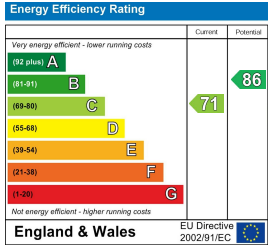
Floor Plan



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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