

**Aldreds**  
Estate Agents



8 Cliff Lane, Gorleston, Great Yarmouth, NR31 6JY

Guide Price £550,000









# 8 Cliff Lane

Gorleston, Great Yarmouth, NR31 6JY

- Extended Detached Bungalow
- 4 Bedrooms
- Fantastic Kitchen/Breakfast Room with Integrated Appliances
- Impressive Lounge with Gas Effect Coal Burner
- Gas Central Heating & UPVC Double Glazed Windows
- Close to Beach & Gorleston Golf Club
- En-suite Shower Room and Family Bathroom
- Family/Dining Room with Multi-Fuel Burner
- Garage/Workshop & Ample Parking
- South Facing Rear Garden

This stunning extended 4 bedroom detached bungalow in a quiet location has been completely refurbished and is ideally situated close to Gorleston beach and Golf Club. The property offers beautifully presented accommodation with a particularly impressive kitchen/breakfast room, family/dining room and spacious lounge. In addition, there is a study, en-suite shower room to the main bedroom and a family bathroom. The property has gas central heating and UPVC double glazed windows, ample parking, a garage/workshop and a south facing rear garden.



## Entrance Lobby 7'0" x 6'3" (2.13m x 1.91m)

Composite entrance door with double glazed panels. Wood effect laminate floor. Radiator.

## Family/Dining Room 16'8" x 12'8" min (5.08m x 3.86m min)

Wood effect laminate flooring. Radiator. Multi-fuel burner on a raised tiled hearth. Television point. UPVC double glaze window to front aspect.

## Kitchen/Breakfast Room 16'8" x 11'0" (5.08m x 3.35m)

Solid wood varnished worktops with a range of cupboards and drawers below. Single drainer sink with mixer tap. Contrasting wall cupboards with concealed lighting below. Tall cupboard with a built-in fan assisted double oven and grill with cupboard above and below. Stainless steel five burner gas hob with an extractor above. Integrated fridge and freezer. Integrated washing machine and dishwasher. Breakfast bar. Designer radiator. Tiled floor. Television point. UPVC double glazed windows to front and side aspects.





**Lounge 18'7" x 10'9" x 9'10" x 5'10" (5.66m x 3.28m x 3.00m x 1.78m)**

Wood effect laminate floor. 2 radiators. Coal effect living flame gas burner on a tiled hearth. Television point. UPVC double glazed window to side aspect. UPVC double glazed doors leading out to a decked patio area and rear garden.

**Study 7'1" x 5'3" (2.16m x 1.60m)**

Wood effect laminate floor. Radiator. UPVC double glaze window to rear.

**Bedroom 4 12'2" x 7'0" average (3.71m x 2.13m average)**

Radiator. Television point. UPVC double glazed window to front aspect.

**Bedroom 1 14'0" x 10'10" + 6'11" x 5'7" (4.27m x 3.30m + 2.11m x 1.70m)**

Radiator. Television point. Large walk-in wardrobe with shelves and hanging rails. Built-in shelved storage cupboard. UPVC double glazed windows to front and side aspects.

## Directions

From our Gorleston office head south along the High Street. At the traffic lights turn right onto Church Lane. At the roundabout turn left onto Middleton Road. At the next roundabout turn right onto Lowestoft Road and continue over two sets of traffic lights and at the next roundabout turn left in to Links Road. Where Links Road leads round to the left into Yallop Avenue, bear right onto the other section of Links Road which leads into Cliff Lane at the end. The property will be found on the right hand side.





### En-suite Shower Room 7'1" x 4'7" (2.16m x 1.40m)

Large tiled shower cubicle with a mixer shower and rainfall fitting above. White WC with concealed cistern and wash basin with cupboard below. Tiled splashbacks. Tiled floor. Chrome towel radiator. Extractor. UPVC double glazed window to side.

### Bedroom 2 19'0" x 7'11" max, 7'0" min (5.79m x 2.41m max, 2.13m min)

Radiator. Television point. UPVC double glazed window to rear.

### Bedroom 3 15'11" x 9'4" max, 8'1" min (4.85m x 2.84m max, 2.46m min)

Radiator. Television point. UPVC double glazed window to rear.

### Bathroom 15'11" x 6'1" max, 5'10" min (4.85m x 1.85m max, 1.78m min)

White suite comprising panelled bath with tiled surround and a mixer shower with shower attachment and a rainfall fitting above. Pedestal basin. WC. Part tiles walls. Designer radiator. Tiled floor. Extractor. UPVC double glazed window to rear.

### Outside

Double gates open to a long shingle driveway which widens to the front of the property providing ample parking/turning space. A garage and large workshop adjoins the side of the property with light and power, UPVC double glazed door and a double glazed window to the rear garden. A pathway and gate to the other side of the property leads to a gate to the south facing rear garden which is fully enclosed with paved and decked patio areas.

### Tenure

Freehold.

### Services

Mains water, gas, electricity and drainage are connected.

### Council Tax

Great Yarmouth Borough Council - Band D

### Energy Performance Certificate (EPC)

EPC rating: C (73); potential rating: B (83)

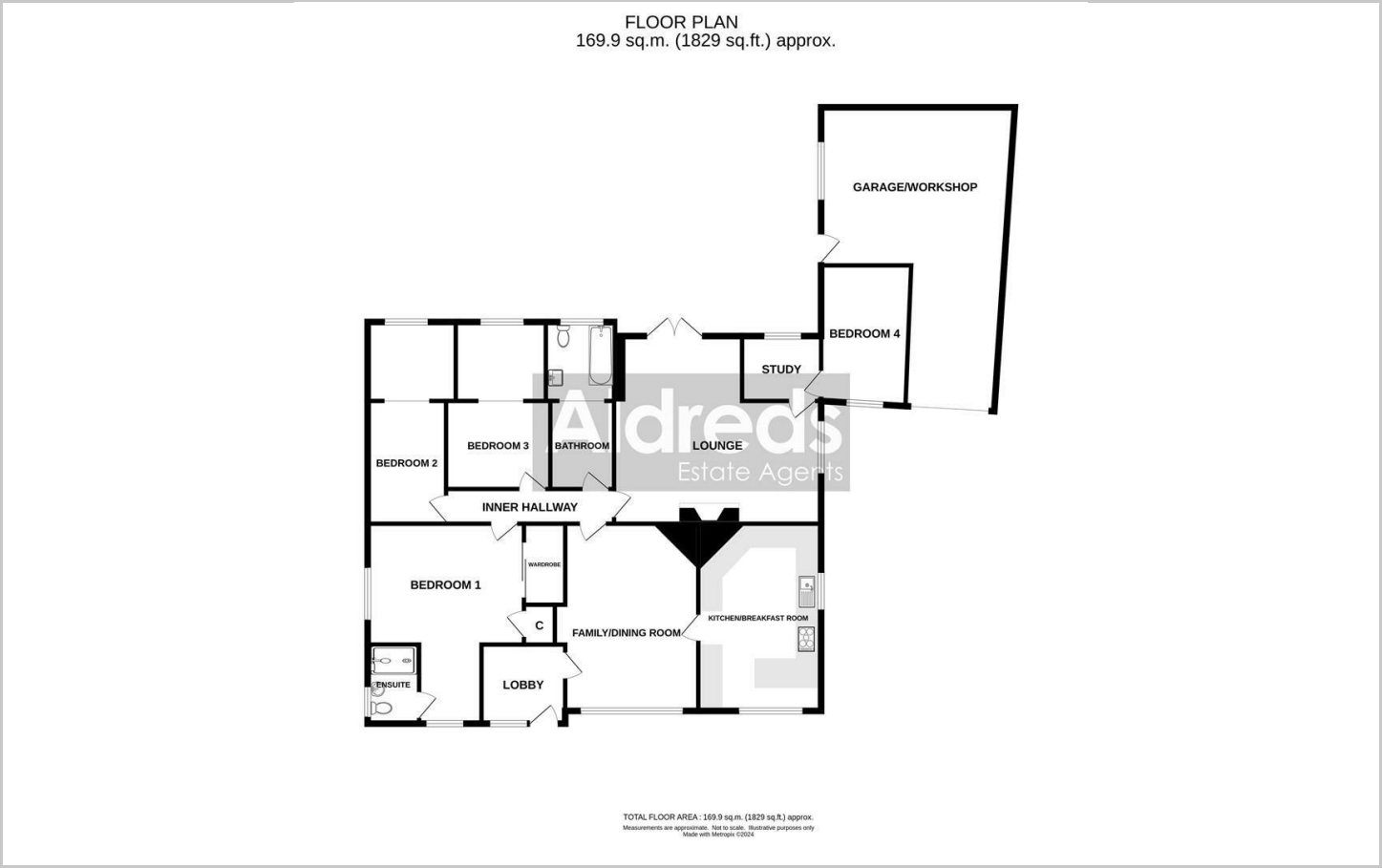
### Location

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 \*

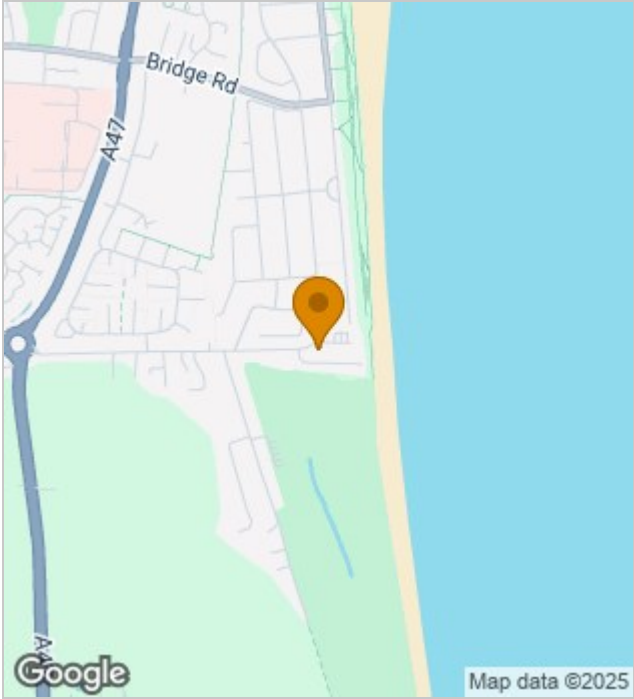
Schools for all ages \* Library \* Regular bus services to the main shopping areas and a sandy beach.

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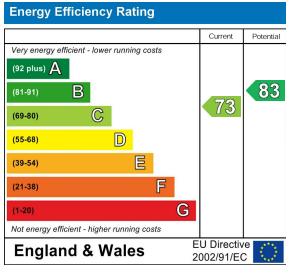
Floor Plans



Location Map



Energy Performance 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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