

Aldreds
Estate Agents



1 Greenacres Woodfarm Lane

Gorleston, NR31 7JA

£235,000



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Welcome to this extended two-bedroom semi-detached bungalow. Offering off-road parking at the front, this home combines comfort and convenience. Inside, a spacious lounge awaits with a newly installed log burner (January 2025), creating a warm, inviting atmosphere. The property also features UPVC double glazing throughout for energy efficiency.

The bungalow includes two bedrooms and is perfect for a variety of buyers. Located with easy access to James Paget Hospital, it is an excellent choice for healthcare professionals. Enjoy convenient transport links and nearby amenities, making everyday life effortless.

Entrance Hall

Carpet floor, double glazed door to side, electric heater, access to lounge, bathroom and two bedrooms, loft hatch access.

Lounge

16'8" x 10'5" (5.1m x 3.2m)

Carpet floor, electric heater, double glazed window to rear, corner log burner (installed January 2025), access to kitchen.

Kitchen

7'10" x 6'6" (2.4m x 2.0m)

Double glazed window to rear, laminate floor, laminate countertops with under counter and wall mounted cupboards, sink and draining board, integrated oven and hob, space for washing machine and under counter fridge. Opening through to dining room.

Dining Room

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

Laminate floor, double glazed window to front and side, double glazed French doors to rear, electric heater.

Bedroom 1

11'1" x 10'5" (3.4m x 3.2m)

Carpet floor, double glazed window to front, electric heater.

Bedroom 2

8'2" x 6'6" (2.5m x 2.0m)

Double glazed window to front, carpet floor, folding door access from entrance hall.





Bathroom

Vinyl floor, WC, basin with vanity unit, bath tub with wall mounted shower, double glazed window to side.

Outside Front

Decorative flower bed with mixed foliage, Brick weave driveway for 1-2 vehicles.

Outside Rear

Grass lawn, timber fence boundaries, two timber built sheds, concrete path by rear door, mixed shrubs to the rear.

Council Tax

Great Yarmouth Borough Council - Band B

Services

Mains water, electric, draining, electric heating (with log burner)

Tenure

Freehold

Directions

From the Gorleston office head south along the High Street, at the traffic lights turn right into Church Lane, continue over the roundabout, at the next set of traffic lights turn left into Magdalen Way, take the third turning right into Hertford Way, at the 'T' junction turn left into Oriel Avenue, continue past Herman School, turn left into Greenacres where the property can be found on the left hand side.

Location

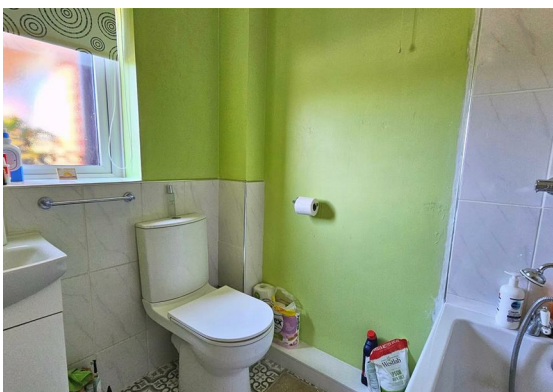
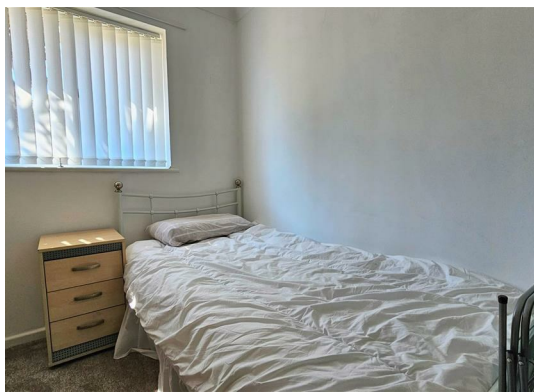
Gorleston-on-Sea is a coastal town 2 miles from Great Yarmouth centre and has a varied selection of local shops * Golf Course * Modern District hospital * Schools for all ages * Library * Regular bus services to the main shopping areas and a sandy beach.

What3Words

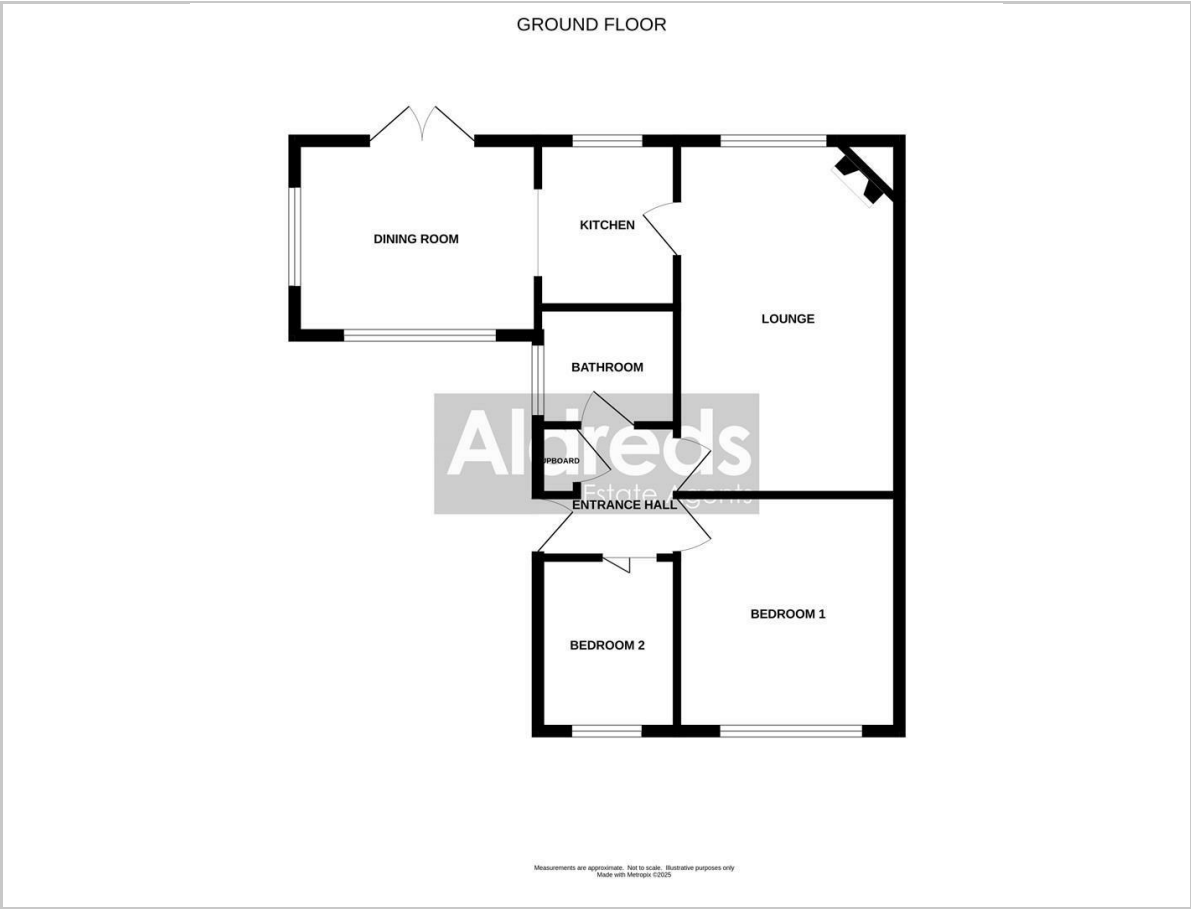
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G18312/04/25



Floor Plan

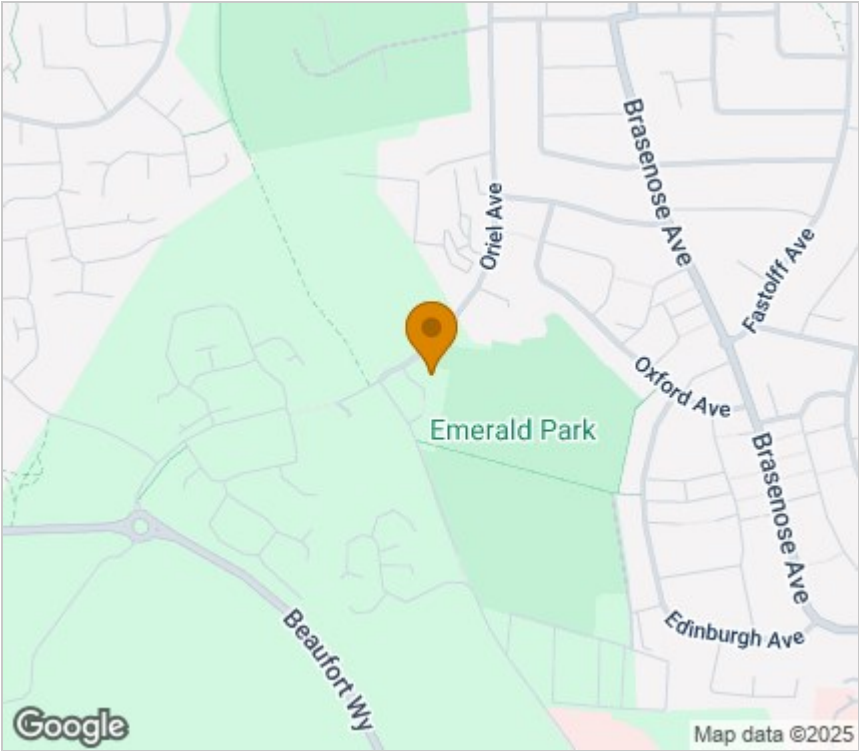


Viewing

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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Area Map



Energy Efficiency Graph

