



92 Links Road  
, Gorleston, NR31 6JX  
£695,000





# 92 Links Road

, Gorleston, NR31 6JX

This charming 3/4 bedroom detached chalet bungalow in Gorleston-on-Sea offers a desirable coastal lifestyle. Enjoy a very generously sized master bedroom with an en-suite, an upstairs balcony boasting stunning views over the golf course and the sea, and a garden that backs directly onto the golf course. The property also benefits from air conditioning, off-road parking for multiple vehicles, and an open fireplace for cozy evenings.

The exterior features a maintainable rear garden with a dedicated sitting area, perfect for relaxing outdoors. With its prime location, the property is just a stone's throw from the beach, providing easy access to the seaside. This home is ideally situated for those seeking both comfort and convenience in a picturesque setting.

## Entrance Hall

9'6" x 9'2" (2.9m x 2.8m)

Carpet floor, vaulted ceiling, double glazed window to front, radiator, stairs leading to first floor, access to study and inner hallway.

## Study

10'9" x 6'2" (3.3m x 1.9m)

Carpet floor, built in under stairs cupboard, double glazed window to front, built in desk and cupboards.

## Inner Hallway

Carpet floor, access to utility, lounge, 2 bedrooms and shower room, radiator.

## Lounge

14'9" x 23'7" (4.5m x 7.2m)

Carpet floor, two radiators, double glazed windows to rear, double glazed sliding door to rear, air conditioning unit, decorative fireplace, access to sitting room and kitchen through opening.

## Sitting Room/Dining Room

16'0" x 14'1" (max) (4.9m x 4.3 (max))

Carpet floor, double glazed bay window to rear, open fire place, air conditioning unit, radiator.

## Kitchen

10'9" x 19'0" (3.3m x 5.8m)

Tile floor, double glazed windows to front and side, tiled counter tops with wall mounted and under counter cupboards, integrated oven and grill with gas hob opposite, space for American style fridge freezer, free standing dishwasher, radiator.

## Utility

10'9" x 8'6" (3.3m x 2.6m)

Vinyl floor, laminate counter tops, space for washing machine and tumble dryer, under stairs cupboards, double glazed door to side, Vaillant gas combi boiler.

## Bedroom 2

10'9" x 6'10" (3.3m x 2.1m)

Carpet floor, radiator, double glazed window to front.

## Bedroom 3

10'9" x 8'10" (3.3m x 2.7m)

Carpet floor, double glazed window to side, built in storage, radiator.

## Shower room

8'2" x 8'10" (max) (2.5m x 2.7m (max))

Tile floor, WC, basin and vanity unit, shower cubicle with wall mounted shower, double glazed window to front.

## Study/Sitting Room

9'10" x 20'8" (3.0m x 6.3m)

Carpet floor, eaves storage, built in double wardrobe, radiator, double glazed window to side, double glazed sliding door to rear. Access to bedroom.







#### Balcony

Artificial grass, toughened glass boundary.

#### Bedroom 1

16'0" x 14'1" (4.9m x 4.3m)

Carpet floor, radiator, double glazed window to rear, air conditioning unit, access to en-suite and walk in wardrobe.

#### En-suite

10'9" x 8'10" (3.3m x 2.7m)

Laminate floor, corner bath tub, WC with hidden cistern, corner shower cubicle with wall mounted shower, basin with vanity unit, heated towel rail, double glazed window to side.

#### Outside Front

Partially covered brick weave double access driveway, brick wall boundary with decorative shrubs, access around the side to the rear.

#### Outside Rear

Brick weave floor throughout, concrete patio seating area, car port, with covered outside seating area, shingle area with decorative shrubbery. Short timber fence looking out onto the golf course. Access to buggy garage.

#### Buggy Garage

Electric roller doors, concrete floor, electric connection, work bench, double glazed window to front and side.

#### Tenure

Freehold

#### Services

Mains gas, water, electric, drainage.

#### Council Tax

Great Yarmouth Borough Council - Band D

#### 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 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.

#### What3Words

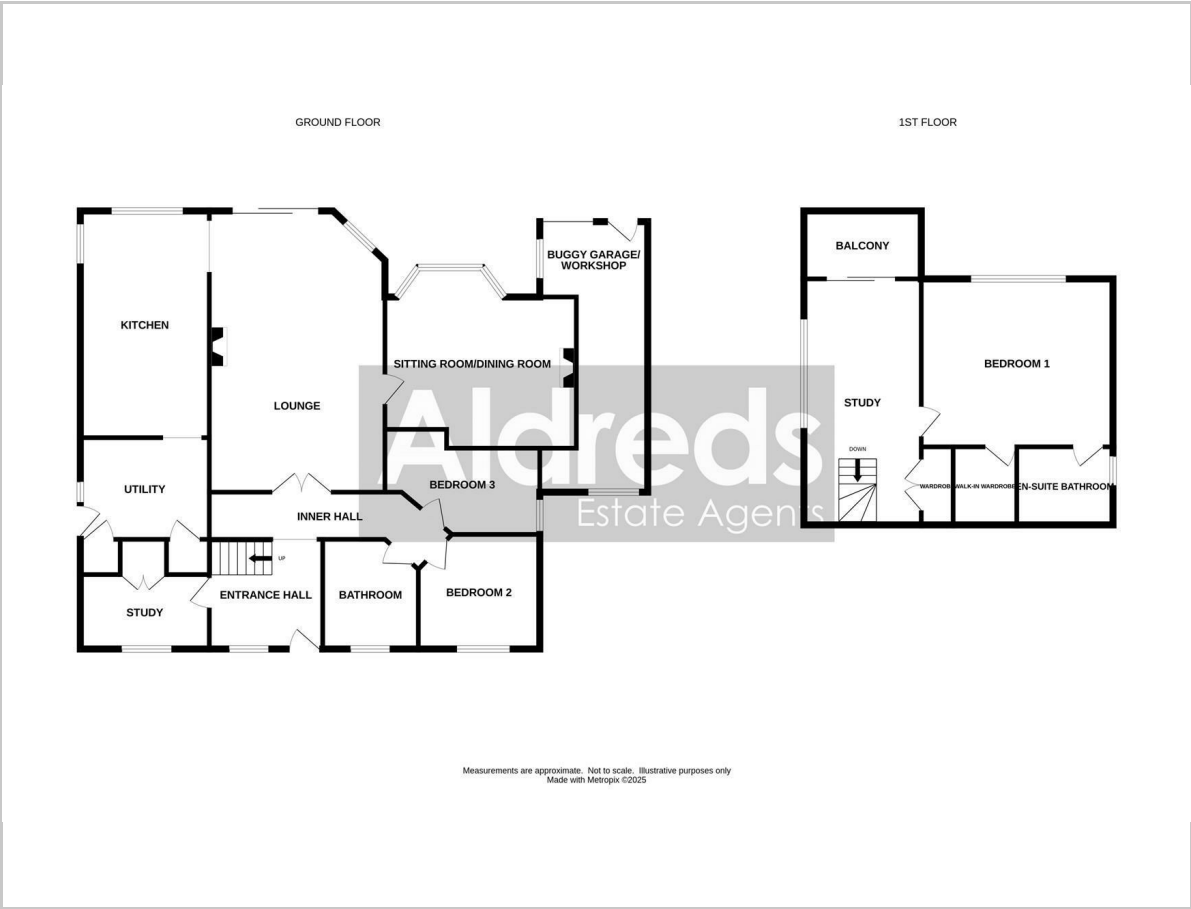
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#### Ref

G18327/06/25



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

