

**Aldreds**  
Estate Agents



31 Elmhurst Close

, Gorleston, NR31 6ST

Guide Price £270,000 - £280,000



## 31 Elmhurst Close

, Gorleston, NR31 6ST

**\*\*Guide Price £270,000-£280,000\*\*** Sitting on this highly desirable road, Aldreds are pleased to offer this spacious two bedroom detached bungalow with conservatory and good sized approx. south facing garden. Internally the bungalow offers an entrance hall, lounge, sun room/study, kitchen with conservatory leading off, two bedrooms and a bathroom. Gas central heating & sealed unit double glazing. Driveway to front.

### Entrance Hall

Door to side, radiator.

### Lounge

15'11" x 11'10" (4.86 x 3.62)

Log burner, double glazed window to front aspect, radiator.

### Sun Room/Study

12'0" x 4'7" (3.67 x 1.42)

Double glazed window to front aspect, double glazed window to side aspect, radiator.

### Kitchen

10'7" x 9'0" (3.24 x 2.75)

Base & wall units with worktops, sink with drainer, plumbing for washing machine and dishwasher, part tiled walls, open plan to

### Conservatory

9'10" x 9'2" (3.00m x 2.79m)

Brick based with sealed unit double glazing, double glazed French doors to garden, radiator.

### Bedroom 1

12'3" x 11'9" (3.74 x 3.59)

Built in wardrobe, double glazed window to rear aspect, radiator.

### Bedroom 2

11'8" x 8'11" (3.57 x 2.73)

Two built in wardrobes, double glazed window to side aspect, radiator.





### Bathroom

6'10" x 5'6" (2.1 x 1.7)

Panel bath with shower over, hand basin, low level WC < opaque double glazed window to side aspect, radiator, tiled walls, loft access (boiler is in loft).

### Outside

To the front there is a lawned garden with paved driveway. To the rear there is a good sized lawned garden which facing approx. south. Beds & borders with bushes & shrubs. Patio, greenhouse, timber shed.

### Tenure

Freehold

### Services

Mains water, electricity, gas, drainage.

### Council tax

Great Yarmouth Borough Council - Band C

### Location

Gorleston 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, continue over the traffic lights into Lowestoft Road, continue up the hill, over the zebra crossing, continue down the hill to the roundabout, turn left, turn immediately left onto the slip road, follow the road round to the left into Elmhurst Close.

### What3Words

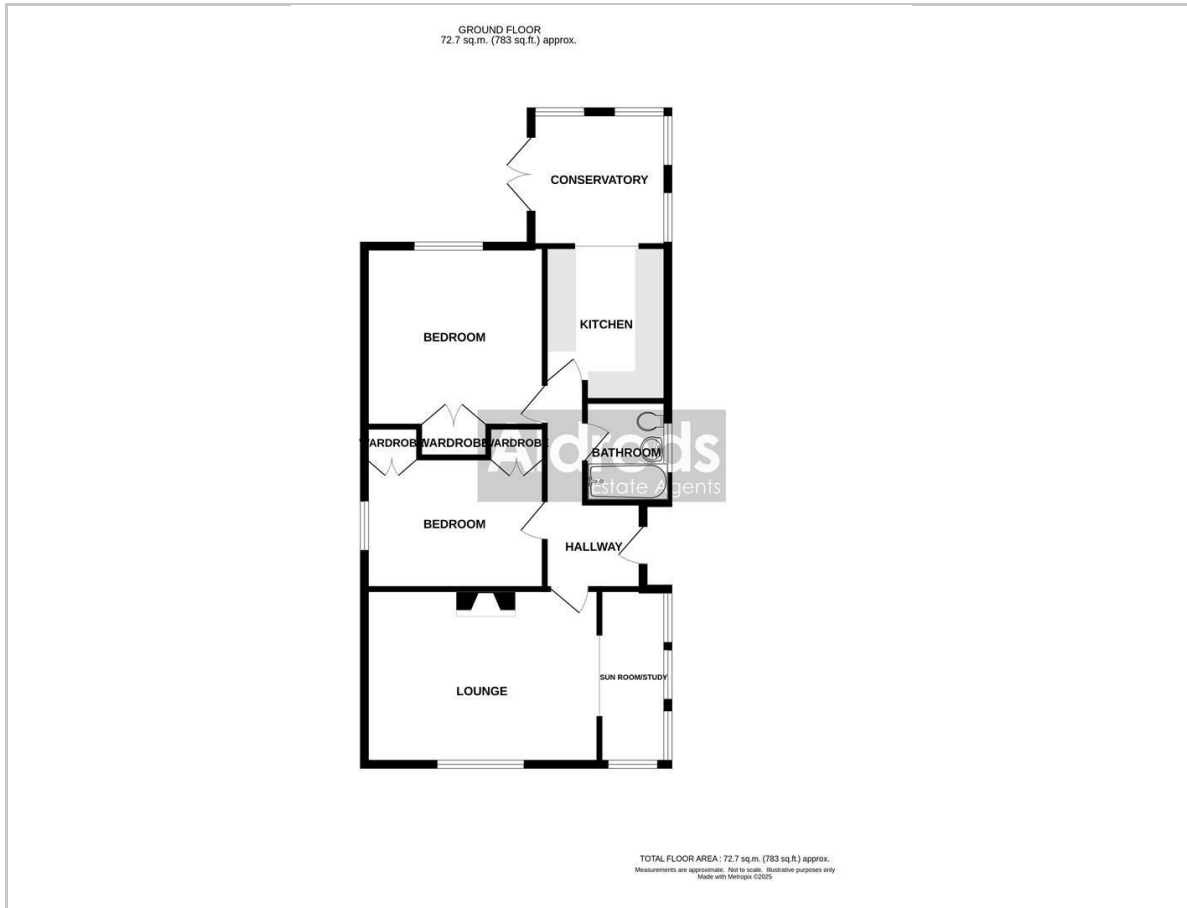
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### Ref

G18369/08/25



## Floor Plan



## Viewing

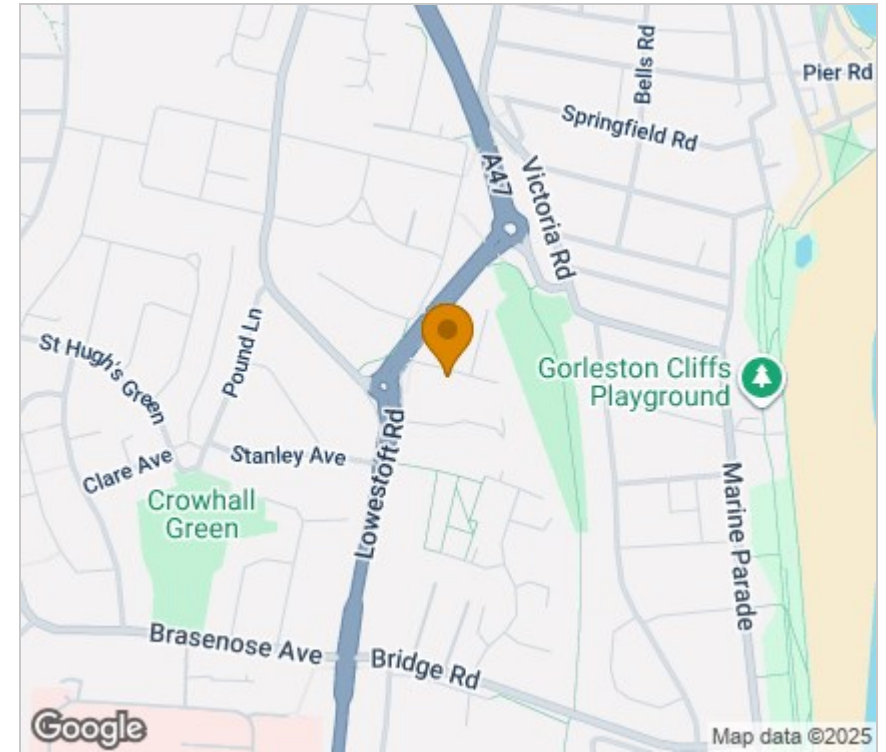
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

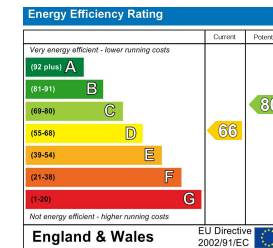
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## Area Map



## Energy Efficiency Graph



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