

Aldreds
Estate Agents



23 Western Road

Gorleston, NR31 7QG

Offers Over £180,000



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Nestled within the sought-after coastal town of Gorleston-on-Sea, this delightful semi-detached bungalow offers an idyllic and low-maintenance lifestyle. The property is well presented throughout, featuring a modern, well-appointed kitchen and a bright, inviting conservatory that provides a perfect link to the rear garden. Further benefits include UPVC double glazing, gas central heating, and a flexible living space ideal for a couple or a small family. With the added convenience of off-road parking, this home seamlessly combines comfort with practicality. This charming bungalow presents a fantastic opportunity for those seeking a peaceful coastal retreat without compromising on convenience or accessibility.

Entrance Hall

Laminate floor, double glazed door to side, access to lounge, bathroom and kitchen/diner.

Lounge

12'1" x 11'9" (3.7m x 3.6m)

Laminate floor, double glazed window to side, radiator, access through to inner hall.

Kitchen/Diner

11'9" x 14'9" (max - I shape room) (3.6m x 4.5m (max - I shape room))

Laminate floor, two radiators, double glazed windows to rear and side, double glazed French doors to rear garden. Laminate counter tops with integrate oven and hob with extractor fan above, sinking and draining board, space for free standing washing machine and fridge freezer. Wall mounted gas combi boiler.

Bathroom

5'6" x 4'11" (1.7m x 1.5m)

Laminate floor, WC, basin, shower cubicle with wall mounted electric shower, double glazed window to side.

Inner Hall

Carpet floor, loft hatch, access to 2 bedrooms.

Bedroom 1

12'1" x 14'1" (into bay window) (3.7m x 4.3m (into bay window))

Carpet floor, radiator, double glazed bay window to front.





Bedroom 2

9'2" x 7'10" (2.8m x 2.4m)

Carpet floor, double glazed window to side, radiator.

Outside Front

Concrete driveway, timber fence and brick wall boundaries, access around the side to the rear garden.

Outside Rear

Grass lawn with concrete patio area, timber fence boundaries with decorative flowerbed.

Tenure

Freehold

Services

Mains gas, electric, water, drainage.

Council Tax

Great Yarmouth Borough Council - Band B

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, turn right into Western Road.

What 3 Words

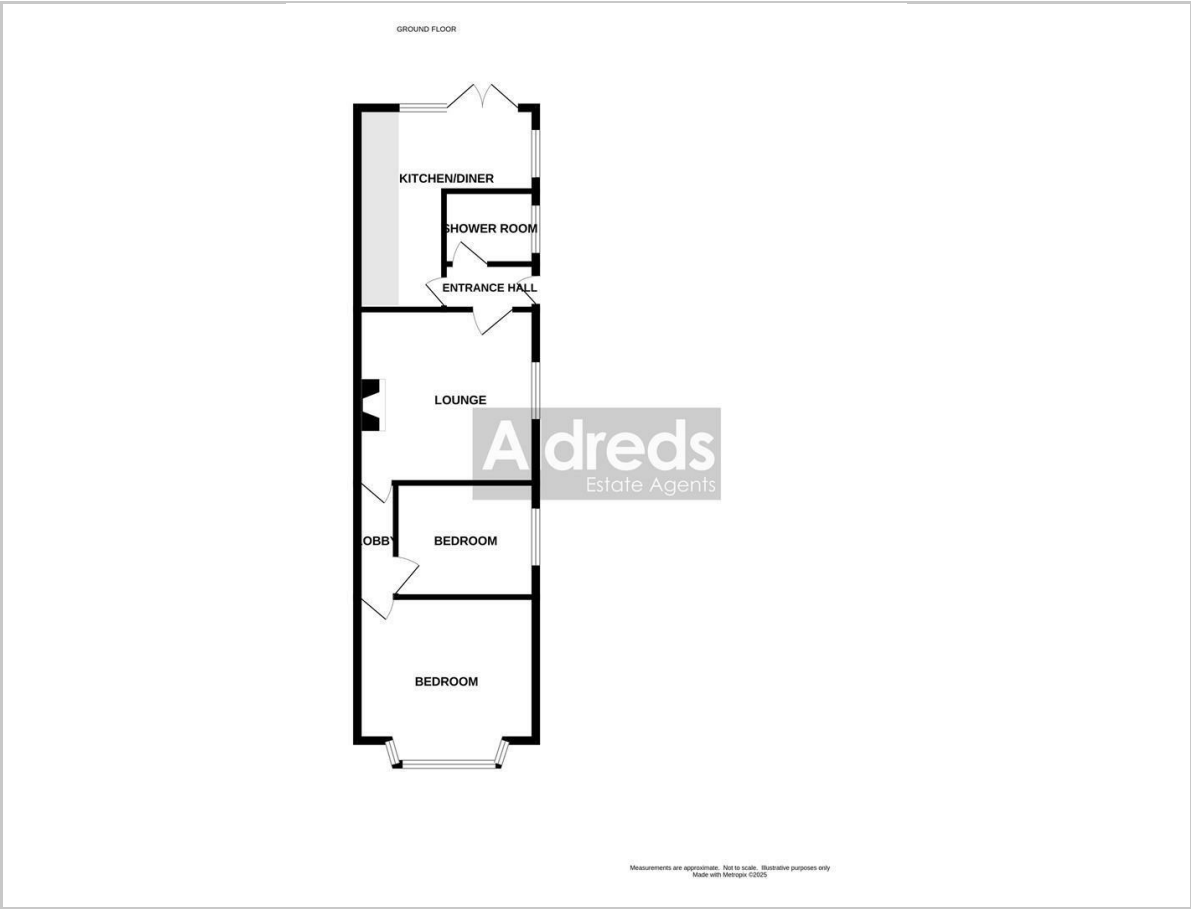
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G18375/09/25



Floor Plan

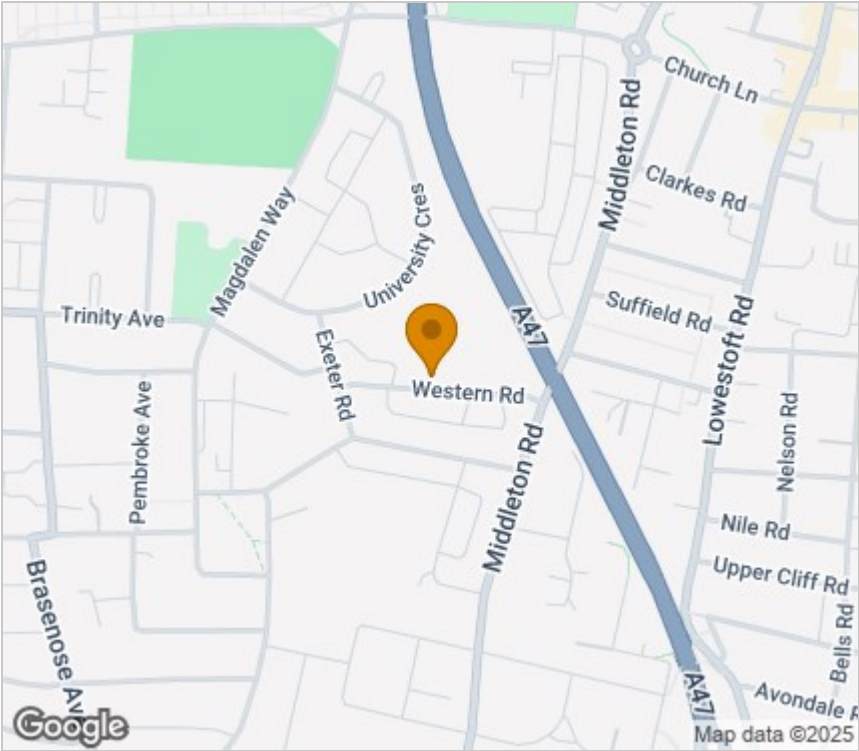


Viewing

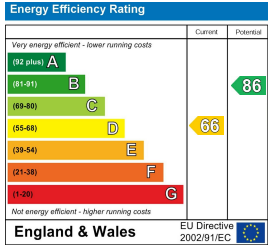
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Area Map



Energy Efficiency Graph



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