

**Aldreds**  
Estate Agents



4, Strowger Court, Dock Tavern Lane

Gorleston, NR31 6GD

Offers Over £180,000





## 4, Strowger Court, Dock Tavern Lane

Gorleston, NR31 6GD

This tastefully modern two-bedroom mid-terrace house, built in 2017, is offered chain free and is ideally positioned in a central Gorleston location. The property features a private driveway to the front and has been finished to a contemporary standard throughout, making it an ideal purchase for first-time buyers, professionals or investors alike.

Internally, the accommodation comprises two well-proportioned double bedrooms, while to the rear is a private and secure garden, perfect for relaxing or entertaining. Conveniently located just a short distance from the beach, the home also benefits from excellent transport links and a wide range of local amenities close by.

### Entrance Hall

Laminate floor, double glazed window to front with fitted blinds and door to side, stairs to first floor, access to kitchen, lounge, WC and under stairs cupboard.

### Lounge

13'10" x 9'8" (4.23m x 2.97m)

Laminate floor, double glazed window and french doors with fitted blinds to rear, radiator.

### Kitchen

6'8" x 8'7" (2.04m x 2.64m)

Laminate floor, laminate counter top with integrated cooker and gas hob with extractor fan, space for washing machine and American style fridge freezer, over and under counter cupboard, including boiler.

### WC

6'8" x 3'9" (2.04m x 1.16m)

Vinyl floor, radiator, WC, basin.

### Landing

Carpet floor, loft hatch, access to two bedrooms and bathroom.

### Bedroom 1

13'10" x 9'4" (4.23m x 2.85m)

Carpet floor, two double glazed windows with fitted blinds to rear, radiator.







### Bedroom 2

11'8" x 7'8" (3.58m x 2.34)

Carpet floor, two double glazed windows with fitted blinds to front, radiator, built in cupboard.

### Bathroom

7'3" x 6'5" (2.22m x 1.96m)

Vinyl floor, WC, basin with vanity, bath tub, wall mounted shower with glass screen, heated towel rail.

### Outside Front

Tarmac driveway, path to front door, wrought iron fence boundaries.

### Outside Rear

Patio with timber fence boundaries with gate access to side.

### Tenure

Freehold

### Services

Mains gas, electric, water, drainage

### Council Tax

Great Yarmouth Borough council - Band A

### 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 straight over the road and down Dock Tavern Lane where the property can be found on the left hand side.

### What 3 Words

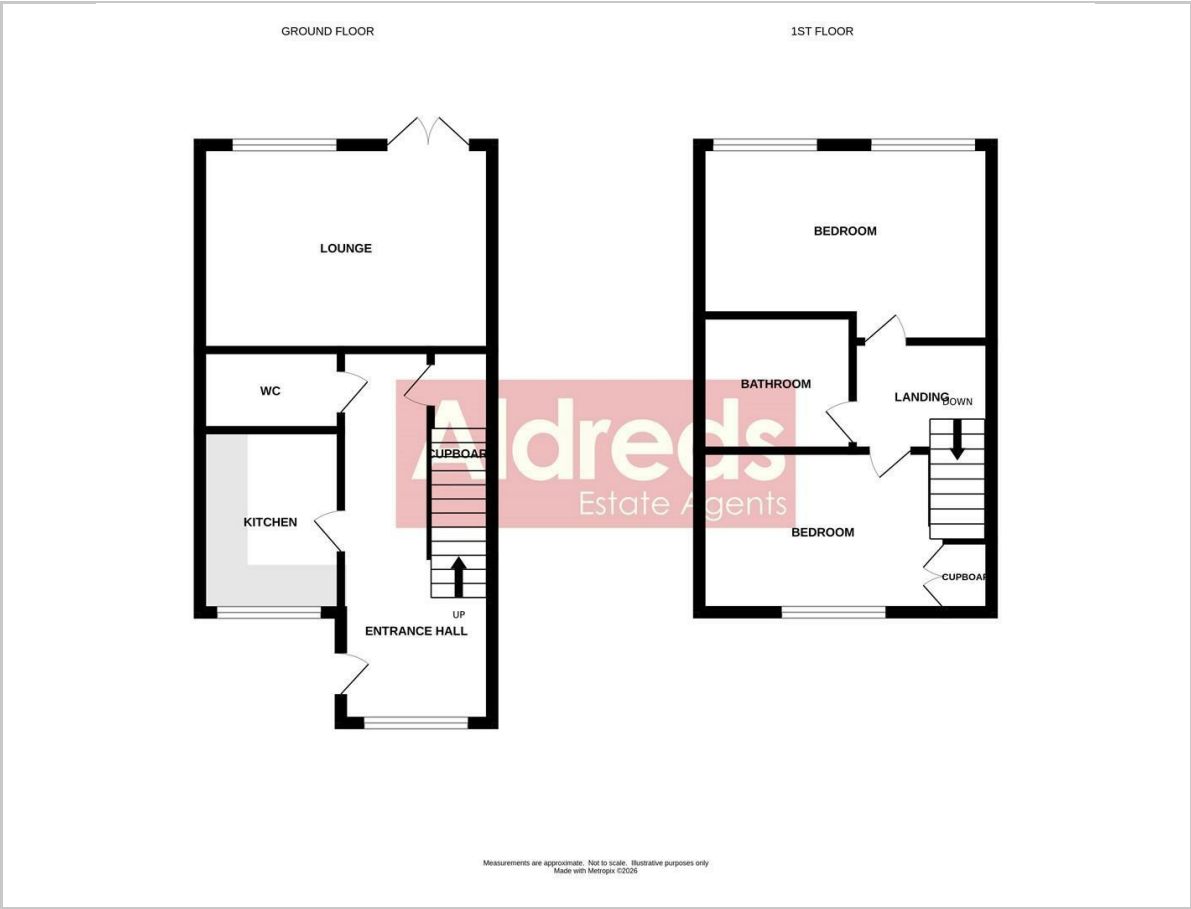
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### Ref

G18433/01/26



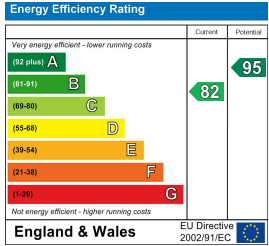
Floor Plan



Area Map



Energy Efficiency 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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