



Burgh Road, Gorleston Great Yarmouth NR31 8AX

welcome to

Burgh Road, Gorleston Great Yarmouth

NEW TO MARKET Welcoming this 2 bedroom detached bungalow on a substantial plot with heaps of potential.



Entrance Hall Lounge

11' 8" x 8' 9" (3.56m x 2.67m)

Double Glazed window to side aspect, Carpeted flooring, Electric storage heater, Electric fireplace with surround, ceiling light & wall lights , Sliding doors leading to garden room.

Dining Room

14' 9" x 7' 5" (4.50m x 2.26m)

Double Glazed window to rear, carpeted flooring, airing cupboard including immersion heater & storage space, fireplace with surround, ceiling light.

Kitchen

11' 4" x 7' 3" (3.45m x 2.21m)

Double glazed window to side aspects, wall and base units, sink with drainer and mixer tap, larder cupboard, space for cooker, washing machine & fridge/freezer, carpeted flooring, ceiling light, UPVC door to rear garden

Garden Room

18' 4" x 6' 5" (5.59m x 1.96m)

Double glazed windows to rear and side aspects, sliding doors leading to rear garden, Carpeted flooring, wall lights

Bedroom 1

11' 5" x 10' 8" (3.48m x 3.25m)

Double glazed window to front aspect, storage heater, carpeted flooring, ceiling light

Bedroom 2

10' 5" x 7' 5" (3.17m x 2.26m)

Double glazed window to front aspect, carpeted flooring, storage heater, ceiling light

Loft Space

Double glazed windows to side aspect, Carpeted flooring, ceiling lights, alcove storage. Currently separated as two rooms.

Bathroom

2 double glazed windows to side aspect, laminate

flooring, corner shower cubicle, storage heater, hand wash basin, separate room with WC.

Front Garden

The front of the property comprises of a brickweave driveway with a garage, part laid to lawn, stoned frontage along with plants, shrubbery and trees. Two side gates which lead to the rear of the property. Along with steps up to the entrance door.

Rear Garden

Fully enclosed part patio slabs & part laid to lawn, With 2 ponds surrounded by plants, trees and shrubbery. This rear garden has heaps of potential and offers a large outdoor living space.



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welcome to

Burgh Road, Gorleston Great Yarmouth

- Substantial Plot
- Garage & Drive
- Enviably Location
- Generous size bungalow
- Garden Room

Tenure: Freehold EPC Rating: E

offers in excess of

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WEA107560 - 0004

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