



Pound Lane, Gorleston Great Yarmouth NR31 7QX

welcome to

Pound Lane, Gorleston Great Yarmouth

NEW TO MARKET An Immaculate Two-bedroom detached bungalow, ideally located within the sought after area of Gorleston-On-Sea, close to the coastal high Street, renowned golf club, James Paget Hospital and award winning beach.



Entrance

A welcoming entrance hall, comprising off double glazed composite door to front with colour motif sealed unit insert, wood laminate flooring, radiator, and doors allowing access to reception rooms

Lounge

15' 4" x 9' 10" (4.67m x 3.00m)

uPVC double glazed bay window to front with fitted vertical blinds, carpeted flooring, radiator, TV and Telephone point, wall and ceiling lights, coved ceiling, and feature brick-built fireplace

Master Bedroom

10' x 12' 9" (3.05m x 3.89m)

uPVC double glazed bay window to front aspect with fitted vertical blinds, two radiators, wood laminate flooring, coved ceiling, wall sockets, large built-in mirror fronted double wardrobe plus two free standing drawer units

Bedroom Two

9' 10" x 9' 11" (3.00m x 3.02m)

uPVC double glazed window to rear with fitted vertical blinds, wood laminate flooring, ceiling light, coved ceiling, wall sockets, and radiator

Kitchen/Breakfast Room

13' 4" x 10' 4" (4.06m x 3.15m)

A modern and well-appointed kitchen, with a range of matching white gloss fronted wall and base storage units and drawers, complimentary marble effect worktop over, composite sink and drainer with chrome mixer tap, space and plumbing for washing machine and dishwasher, space for under counter fridge, space for gas or electric cooker with fitted stainless steel extractor hood over, fitted breakfast bar, wood laminate flooring, tiled splashback, power points, uPVC double glazed door to conservatory, and further door to lobby.

Lobby

Double shelved airing cupboard with radiator, door

to

Shower Room

uPVC double glazed opaque window to rear with fitted vertical blinds, wash hand basin with storage vanity and drawers, low level W/C, shower cubicle with mains thermostatic shower attachment, chrome heated towel radiator, mirror fronted storage cabinet, tiled flooring, and partially tiled walls

Loft

fully insulated and boarded loft space with working light and power, unvented water tank, and fold down ladder

Conservatory

11' 2" x 15' 5" (3.40m x 4.70m)

uPVC and brick-built conservatory, with double glazed wrap around windows, fitted vertical blinds and French patio doors, allowing views and access of rear garden. Ceramic tiled flooring, radiator, and double plug sockets

Rear Garden

A well presented rear garden, fully enclosed by a sturdy brick-built wall and timber fence boundary, providing added privacy. The garden is predominantly laid to lawn, with flower and shrub display border, an adjacent paved patio area to the rear, provides an ideal spot for relaxing and enjoying the surroundings, and allows plenty of space for outdoor dining, a charming timber summer house to side. Outside water tap and lighting and side access into garage, offers added convenience

Garage

12' 9" x 16' 4" (3.89m x 4.98m)

Extended garage with new pitched tiled roof, up and over door, access point to garage roof storage area, also with lighting and is fully boarded for storage. Light and power

Front Exterior

An aesthetically pleasing front exterior, with feature curved brick-wall boundary and double wrought iron

gates opening out onto a brickweave driveway, providing secure off road parking to side in front of garage. Lawned area is bordered with plantlife, and a small path gives access to the front of the property.



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welcome to

Pound Lane, Gorleston Great Yarmouth

- Well Presented Two Bedroom Detached Bungalow
- *CHAIN FREE*
- Two Double Bedrooms
- Loft Space Offers Exciting Potential for Conversion (STP)
- Desirable Coastal Town Location

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WEA108036 - 0002

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