



Aldreds
Estate Agents

1 Kalmia Green

Gorleston, NR31 8LS

Offers In Excess Of £165,000



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Situated in a quiet cul-de-sac, this well-presented two-bedroom semi-detached chalet bungalow offers modern, move-in-ready accommodation, making it an ideal first-time purchase or buy-to-let investment. The property features a stylish contemporary interior, a private garden, and a private driveway with the added benefit of a separate garage located in a nearby block.

Further benefits include a modern gas central heating system installed in 2023 and a long lease with over 900 years remaining, providing added peace of mind. Conveniently positioned close to a range of local amenities and excellent transport links, this attractive home combines comfort, practicality and a highly desirable location.

Entrance Hall

Laminate floor, double glazed door and window to front, radiator, access to lounge and kitchen, stairs to first floor.

Lounge

11'3" x 19'10" (max) (3.44m x 6.06m (max))

Carpet floor, radiator, double glazed sliding door to rear.

Kitchen

8'2" x 11'1" (max) (2.51m x 3.38m (max))

LVT floor, double glazed window to rear, double glazed door to side, storage cupboard, radiator, solid wood countertops with under and over counter storage, space for washing machine, fridge/freezer, integrated oven and hob, sink and draining board.

Landing

Carpet floor, double glazed window to side, radiator, loft hatch.

Bedroom 1

13'10" x 11'4" (max) (4.22m x 3.47m (max))

Carpet floor, double glazed window to front, radiator, built in cupboard.

Bedroom 2

10'10" x 8'2" (3.32m x 2.50m)

Carpet floor, double glazed window to rear, radiator.





Bathroom

Laminate floor, double glazed window to front, WC, basin with vanity unit, bath tub with wall mounted shower and glass screen, heated towel rail.

Outside Front

Concrete slab driveway, raised step to front door, brick wall boundaries, various shrubs.

Outside Rear

Concrete patio, grass lawn, timber shed, timber fence boundaries, various shrubs.

Tenure

Leasehold: Approx. 980 year lease, £30 per annum ground rent, £0 service charge.

Council Tax

Great Yarmouth Borough Council - Band B

Services

Mains gas (boiler in the loft), water, electric, drainage

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, continue over the roundabout, at the next set of traffic lights turn right into Shrublands Way, turn left into Almond Road, follow the road round to the right, turn right into Kalmia Green where the property can be found on the left hand side.

What 3 Words

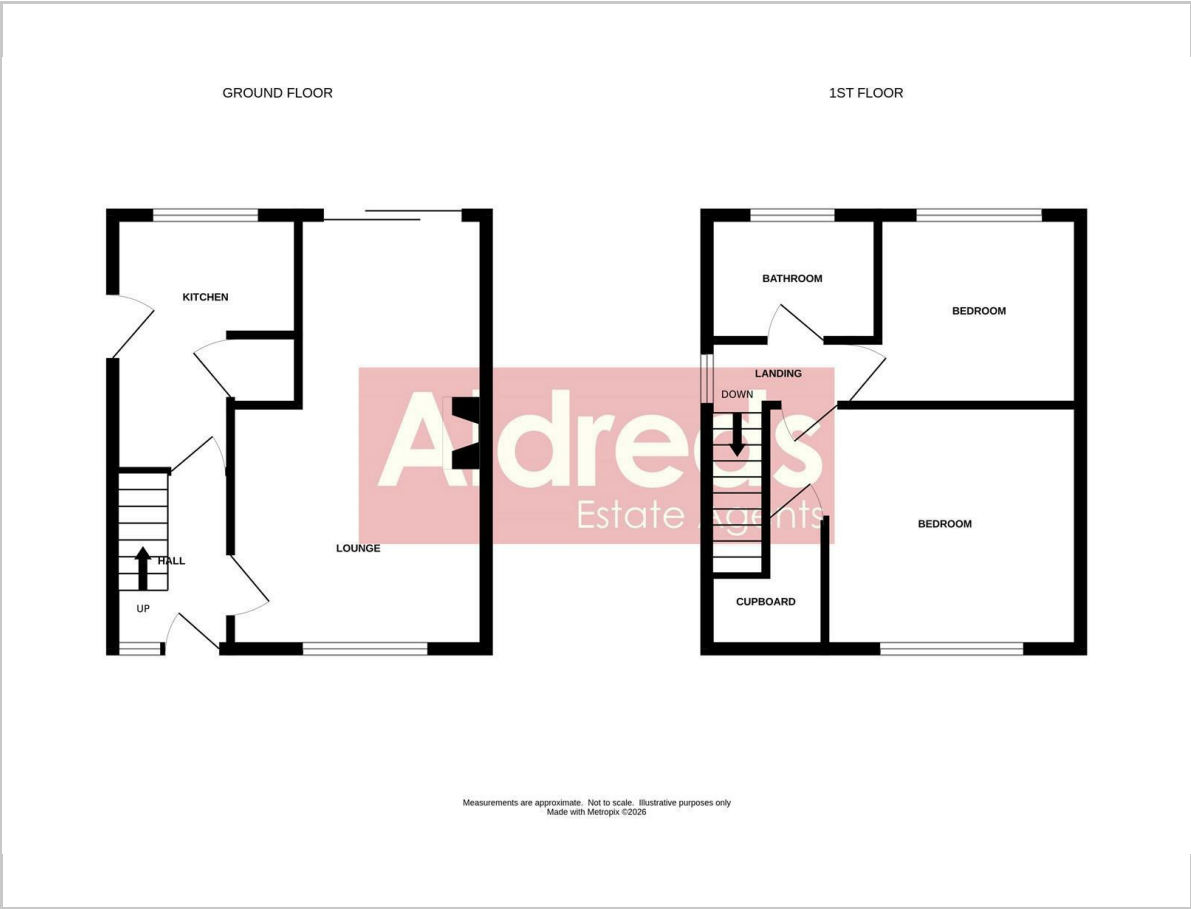
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Floor Plan

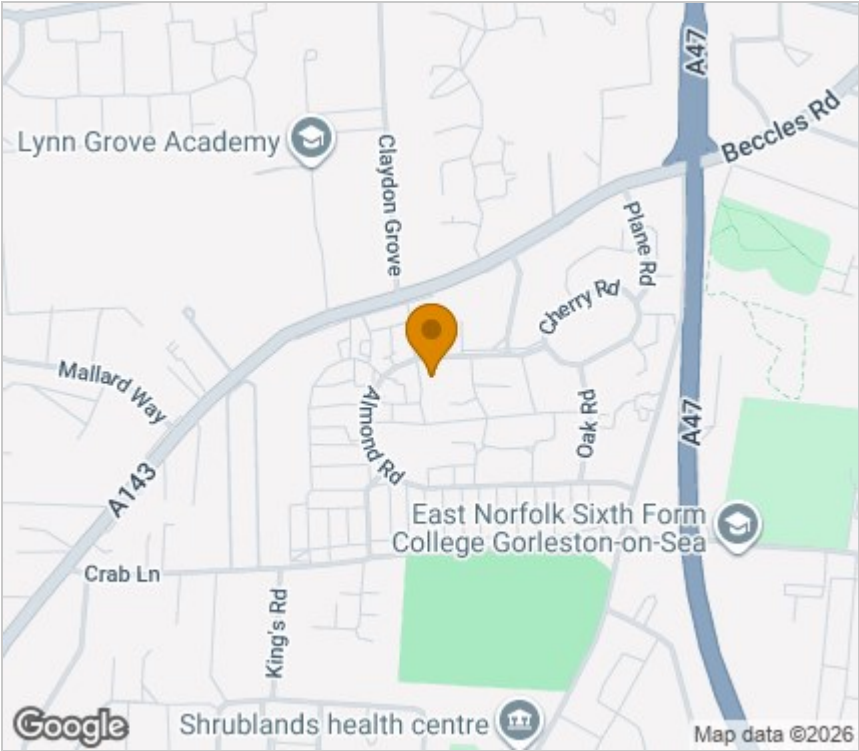


Viewing

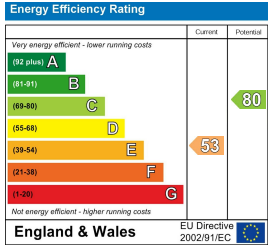
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Area Map



Energy Efficiency Graph



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