

**Aldreds**  
Estate Agents



2 Lynn Grove  
Gorleston, NR31 8AW

£315,000



## 2 Lynn Grove

Gorleston, NR31 8AW

This characterful two-bedroom detached house is set in a desirable Gorleston location, offering off-road parking, an integral garage, and a generously sized wrap-around garden.

With gas central heating, double glazing throughout, and plenty of potential to extend (STPP), this home combines comfort with opportunity. Conveniently located near local amenities and transport links, it's ideal for a range of buyers.

### Entrance hall

Wooden parquet flooring, radiator, single glazed door to front, access to lounge, bedroom 2, separate bathroom and WC, kitchen, stairs to first floor.

### Lounge

14'1" x 17'8" (max) (4.3m x 5.4m (max))

Carpet floor, double glazed window to front, double glazed bay window to side, double glazed sliding door to the rear, radiator, brick fire place with gas fire.

### Bedroom 2 (downstairs)

9'10" x 10'9" (3.0m x 3.3m)

Carpet floor, double glazed window to front, small single glazed decorative window to side, radiator.

### Bathroom

Vinyl floor, tiled walls, basin and bath tub with wall mounted shower, double glazed window to side.

### WC

Vinyl floor, WC, double glazed window to side.

### Kitchen

16'4" x 14'5" (max) (5.0 x 4.4m (max))

Tile floor, laminate worktops, under counter and wall mounted cupboards, integrated cooker with induction Hob, free standing, fridge freezer, washing machine and dishwasher, sink and draining board, double glazed window to side, large double glazed sliding door to rear, under stairs cupboard with small double glazed window to rear.

### Bedroom 1 (upstairs)

15'8" x 17'8" (max) (4.8m x 5.4m (max))

Carpet floor, double glazed windows to front and rear, radiator, eaves storage, access to en-suite.





### En-suite

Carpet floor, WC, bidet, basin, eaves storage cupboard, double glazed window to rear, wall mounted gas boiler.

### Outside rear

Concrete patio, wrap around grass lawn, decorative shrubs, timber fence boundaries, access around both sides to front of the property.

### Outside front

Combination of concrete and shingle driveway, grass lawn wrapping around to the rear, concrete path to front door.

### Tenure

Freehold

### Services

Mains gas, electric, water, drainage.

### Council Tax

Great Yarmouth Borough Council - Band C

### Location

Gorleston 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 north north along the High Street, continue onto High Road, at the traffic lights turn left onto Beccles Road, at the roundabout take the third exit onto Burgh Road, turn left into Claydon Grove, turn right into The Walk, turn left into Lynn Grove.

### What3Words

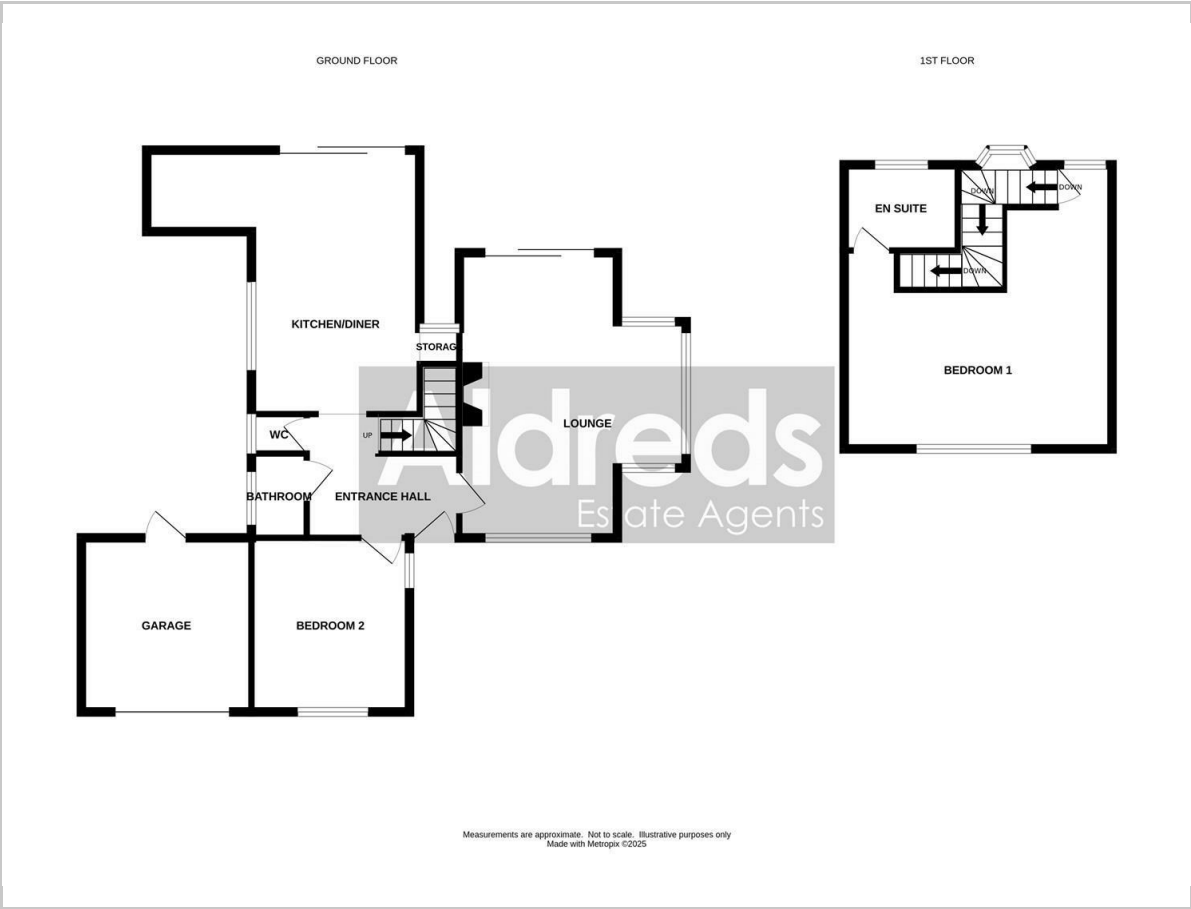
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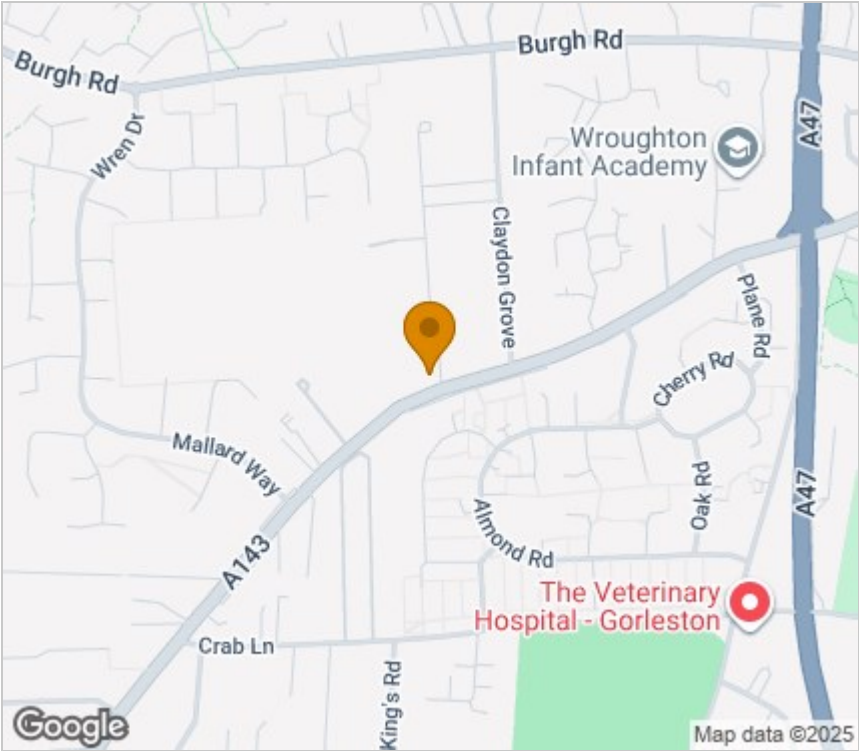
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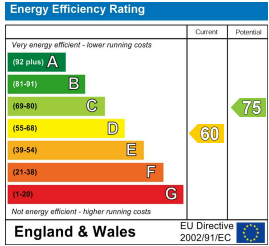
Floor Plan



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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