

**Aldreds**  
Estate Agents



14 Park Road, Gorleston, NR31 6EJ

£395,000



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£395,000

# 14 Park Road

Gorleston, NR31 6EJ

- Detached Bungalow
- 3 Bedrooms
- Fully Double Glazed Conservatory
- Shower Room & En-suite Bathroom
- Ample Parking & Garage/Workshop
- Close to Gorleston Beach
- 2 Reception Rooms
- Bespoke Kitchen
- Gas Central Heating & UPVC Double Glazed Windows
- No Onward Chain

This attractive older style 3 bedroom detached bungalow is just a short stroll from award winning Gorleston beach and is offered for sale with no onward chain. With a driveway at the front and further parking and a garage/workshop accessed via a lane at the rear, there is no shortage of parking. The property offers well presented accommodation including 2 reception rooms, a fully double glazed UPVC conservatory, en-suite bathroom and a shower room, and benefits from gas central heating and UPVC double glazed windows. There is also potential to extend (subject to planning). A rare opportunity to acquire a characterful bungalow in a very sought after location.



### Entrance Porch 3'11" x 3'6" (1.19m x 1.07m)

UPVC entrance door with double glazed panels and UPVC double glazed panel above. Laminate floor. Dado rail. Decorative corning. Panelled inner door with two glazed panels to entrance hall.

### Entrance Hall

Radiator. Dado rail. Decorative corning. Ceiling rose.

### Sitting Room 13'11" x 11'7" plus bay (4.24m x 3.53m plus bay)

Radiator. Cable television point. Feature brick fireplace. Low fitted storage cupboards. Coving. Bay with UPVC double glazed windows to front aspect.

### Dining Room 12'5" x 11'4" (3.78m x 3.45m)

Laminate floor. Radiator. Telephone point. Chimney breast recess with a low fitted storage cupboard and display shelves above. Built-in storage cupboard with cupboard above. Coving. UPVC double glazed window to side aspect.





### **Kitchen 9'10" x 7'7" (3.00m x 2.31m)**

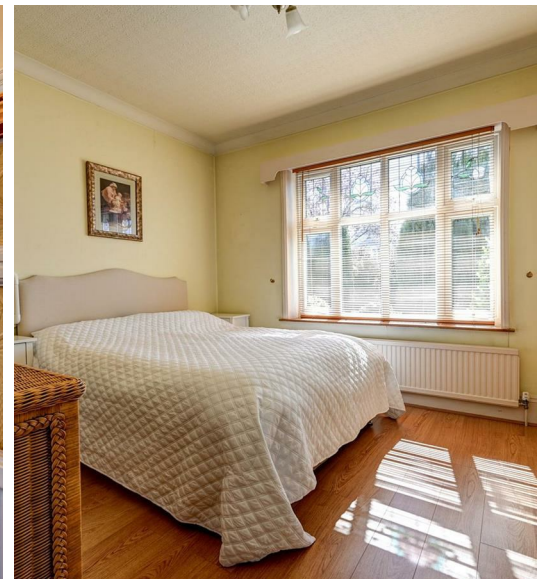
Bespoke fitted kitchen with solid wood worktops and cupboards and drawers below. Belfast sink with mixer tap and cupboard below. Tiled splashbacks. Matching wall cupboards. Built-in fan assisted oven and grill. Four burner gas hob with an extractor above. Integrated refrigerator. Laminate floor. Coving. Loft access hatch. UPVC double glazed window to side aspect. UPVC double glazed doors to conservatory.

### **Conservatory 12'2" x 8'9" (3.71m x 2.67m)**

Low brick construction with a pitched double glazed roof and electric roof opening, UPVC double glazed windows to side and rear aspects. UPVC doors leading out to a decked patio and the rear garden. Cupboard with plumbing for washing machine. Fitted storage cupboard. Tiled floor with electric under floor heating. Double power points.

### **Rear Hallway 7'6" x 6'9" (2.29m x 2.06m)**

Radiator. Laminate floor. Built-in cupboard with slatted shelves and a wall mounted gas fired combination boiler. Dado rail. Coving. UPVC door with double glazed panel leading out to the decked patio and the rear garden.



### Shower Room 7'6" x 2'6" (2.29m x 0.76m)

Fully tiled walls and a shower cubicle with a thermostatic mixer shower and folding screen door. White WC. Suspended hand wash basin. Radiator. Tiled floor. Coving. Smooth plaster ceiling. UPVC double glazed window to rear.

### Inner Lobby 5'2" x 4'8" (1.57m x 1.42m)

Dado rail. Thermostat control for heating. Coving.

### Bedroom 1 12'11" x 10'9" to wardrobe front (3.94m x 3.28m to wardrobe front)

Laminate floor. Radiator. Three floor-to-ceiling double wardrobes with hanging rails and storage shelves above. Coving. UPVC double glazed window to front aspect.

### En-suite Bathroom 12'0" x 4'0" (3.66m x 1.22m)

Three-quarter tiled walls and a matching coloured suite comprising panelled corner bath with a mixer shower above. Pedestal wash basin. WC. Tiled floor. Electric towel radiator. Coving. Smooth plaster ceiling. UPVC double glazed window to side.

### Bedroom 2 10'4" x 7'10" plus 5'10" x 5'0" (3.15m x 2.39m plus 1.78m x 1.52m)

Radiator. Built-in wardrobe. Coving. UPVC double glazed window to side aspect.

### Bedroom 3 10'11" x 7'7" plus bay 6'10" x 2'6" (3.33m x 2.31m plus bay 2.08m x 0.76m)

Laminate floor. Radiator. Coving. UPVC double glazed window to side aspect. Bay with UPVC double glazed windows to rear aspect.

### Outside

A brick weave driveway widens to the front of the property for additional parking space. The front garden is laid part to lawn with established shrub beds and borders. A gate and a paved pathway to the side of the property leads to the rear garden

which has been divided into two separate sections, the first being the formal garden area and the latter which provides more parking via double gates to the rear boundary from the access lane behind. There is also a detached garage 4.70m x 2.92m (15'5" x 9'7") with up-and-over door, light and power and a workshop space 2.67m x 2.41m (8'9" x 7'11") to the rear. Between the garage and the double gates there is a further gate for pedestrian access to this area which has flower and shrub beds and a greenhouse. The main garden area is laid to lawn with established shrub beds and borders and there is a concrete ramp leading up to the raised decked patio to the immediate rear of the property. Large timber built storage shed divided into two sections with light, power and water supply.

### Tenure

Freehold.

### Services

Mains water, gas, electricity and drainage are connected.

### Council Tax

Great Yarmouth Borough Council - Band D

### 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.

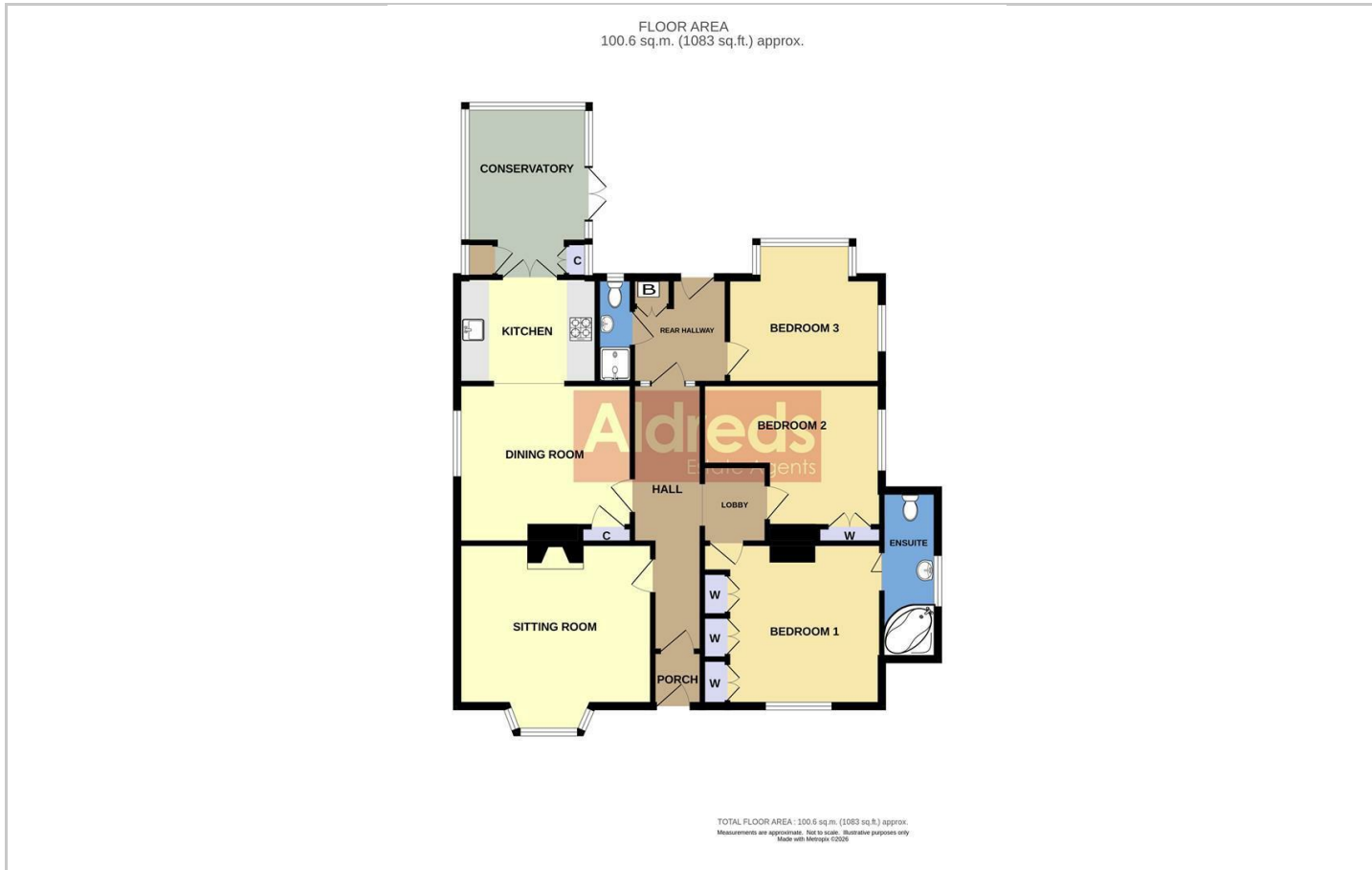
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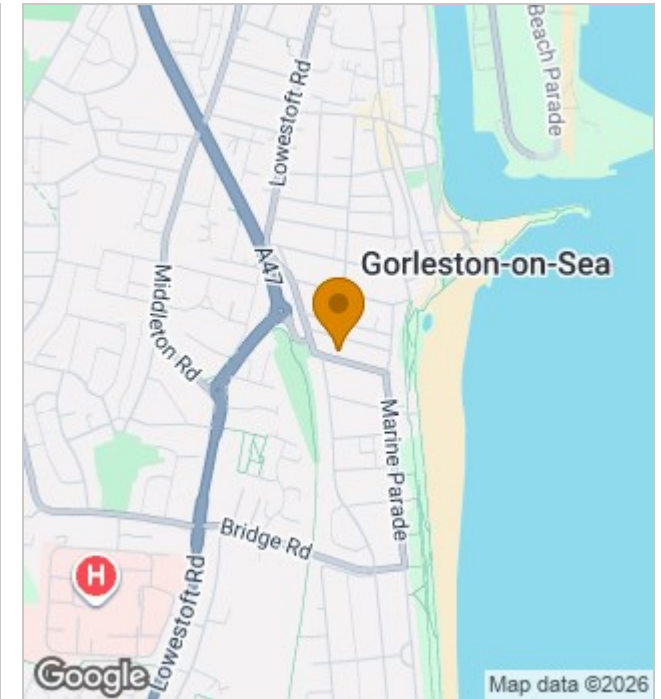
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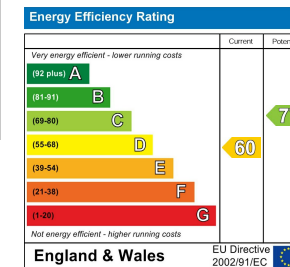
## Floor Plans



## Location Map



## Energy Performance 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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