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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



23 Broadland Close
Gorleston, Great Yarmouth, NR31 8GA

Offers Over £245,000 Freehold
EPC Rating C

Bycroft Estate Agents are delighted to offer this **CHAIN FREE**, modern two-bedroom detached bungalow, ideally positioned within a quiet and sought-after cul-de-sac just off Burgh Road in Gorleston-on-Sea. The property is conveniently located close to a range of shops and everyday amenities, including Morrisons and Tesco Express. The well-presented accommodation comprises a welcoming entrance hall, a spacious L-shaped lounge/diner ideal for relaxing and entertaining, a fitted kitchen, two generous double bedrooms, and a contemporary shower room. Externally, the property benefits from a front garden with driveway providing off-road parking, a detached single garage, and a private, enclosed rear garden designed for low maintenance. Additional features include double glazing throughout and underfloor heating, ensuring comfort and efficiency year-round. An excellent opportunity for those seeking a modern, low-maintenance bungalow in a desirable coastal location.

SPACIOUS ENTRANCE HALL

double glazed composite site entrance door with fixed side panel; access to roof space; cupboard housing Ideal Logic Combi 24 boiler and underfloor heating controls.

LOUNGE / DINER (L-SHAPED)

15' 5" max x 18' 9" narrowing to 10' 3" (4.7m x 5.72m to 3.12m) side and rear windows; French doors to rear; open archway to Kitchen.

KITCHEN

8' 2" x 7' 11" (2.49m x 2.41m) worktops with a range of base cupboards and drawers; integrated washing machine and fridge freezer; built in Zanussi oven with four ring gas hob and light and extractor; one and a half bowl sink with mixer tap; wall units; side window; downlights.

BEDROOM 1

12' 4" x 9' 9" max (3.76m x 2.97m) window to front aspect.

BEDROOM 2

14' 2" x 8' 6" (4.32m x 2.59m) including built in double wardrobe; window to front aspect.

SHOWER ROOM

wc; pedestal wash hand basin with mixer tap; shower cubicle with mains fittings; frosted side window; extractor fan; downlights.

OUTSIDE

To the front of the property there is a garden area with lawn, shrubs and plants, outside tap and a large brickweave driveway with space for three/four cars standing leading to a detached single garage with light, power, roller door to front and personal door into the rear garden. Gated access to the rear where there is a low maintenance garden with paved patio, brickweave pathway, shingled area, shrubs and plants to the borders and gate providing pedestrian access.

VIEWINGS

Strictly by appointment with the selling agents, BYCROFT ESTATE AGENTS, tel: 01493 664000.

COUNCIL TAX

This property is currently listed as Band C.

