

Aldreds
Estate Agents



3 Gresham Close

Gorleston, Great Yarmouth, NR31 7DY

£265,000



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Sitting very close to the James Paget Hospital in this popular south Gorleston location, Aldreds are pleased to offer this spacious and extended, three bedroom detached bungalow. The property has an entrance hall, lounge, kitchen, utility room, bathroom, WC and three bedrooms. Gas central heating and double glazing. Gardens to front & rear. Driveway to garage. No chain

Entrance Hall

Loft access, double glazed window to side aspect, entrance door

Lounge

15'10" x 12'4" (4.85 x 3.76)

Double glazed window to front aspect, double glazed window to side aspect, radiator

Kitchen

12'0" x 11'0" (3.68 x 3.37)

Base & wall units with worktops, double glazed window to side aspect, gas hob, electric oven, sink with drainer, part tiled walls

Utility Room

8'4" x 5'1" (2.55 x 1.55)

Door to side, plumbing for washing machine

Bedroom 1

12'11" x 10'2" (3.95 x 3.1)

Double glazed window to rear aspect, radiator

Bedroom 2

11'3" x 10'7" (3.45 x 3.24)

Door to garage, double glazed window to side aspect, double glazed window to rear aspect, radiator

Bedroom 3

10'2" x 9'5" (3.1 x 2.88)

Built in wardrobe, double glazed window to side aspect, radiator





Bathroom

7'1" x 5'6" (2.16 x 1.68)

Panel bath, hand basin, low level WC, part tiled walls, opaque double glazed window to side aspect, radiator

WC

Low level WC opaque double glazed window to side aspect, radiator

Outside

To the front there is a driveway to garage with power & light. Front garden. To the rear there is a lawned garden with paved patio

Tenure

Freehold

Services

Mains water, electricity, gas, drainage

Council Tax

Band C

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.

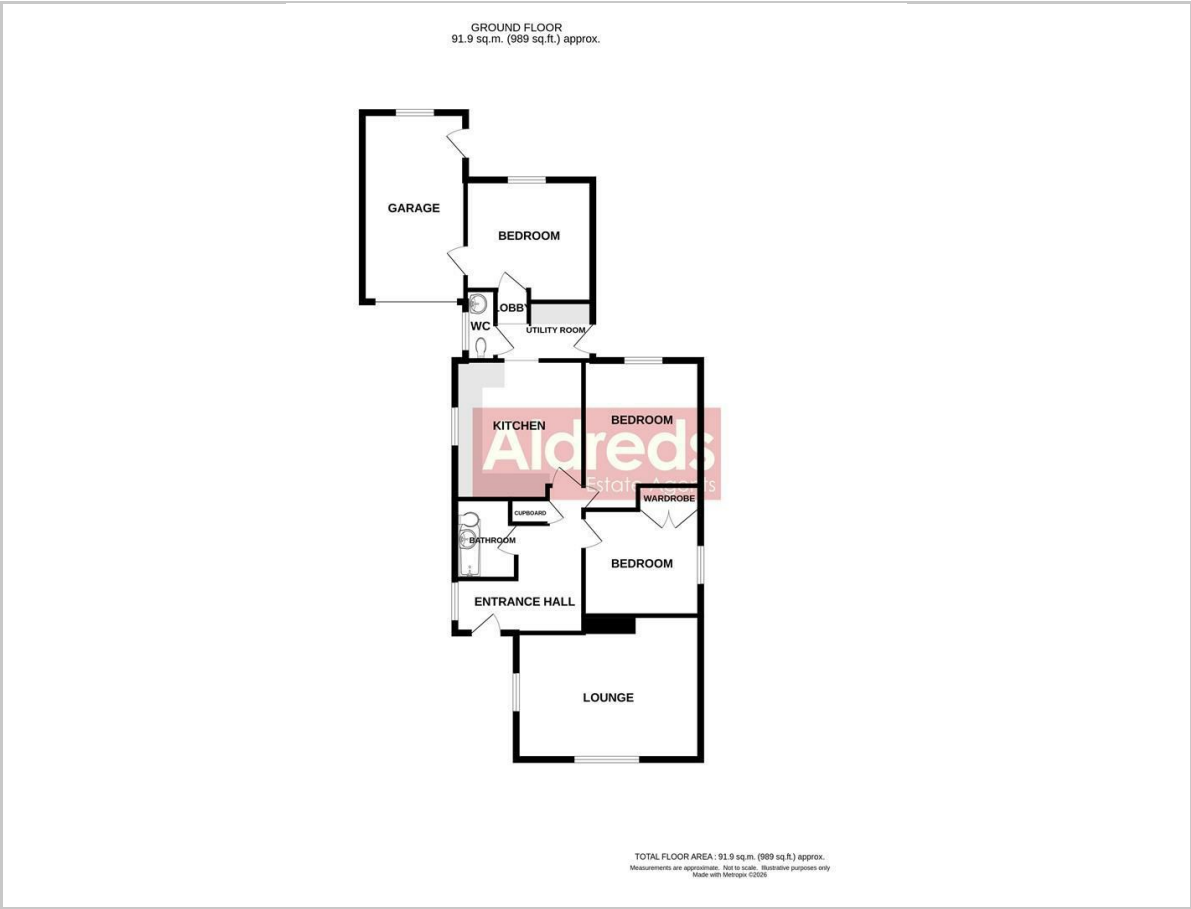
Directions

From the Gorleston office head south along the High Street, at the traffic lights turn right into Church Lane, at the roundabout turn left into Middleton Road, at the next roundabout turn right into Lowestoft Road, at the next traffic lights turn right into Brasenose Avenue, turn second right in to Gresham Close.

Ref G18347/07/25



Floor Plan

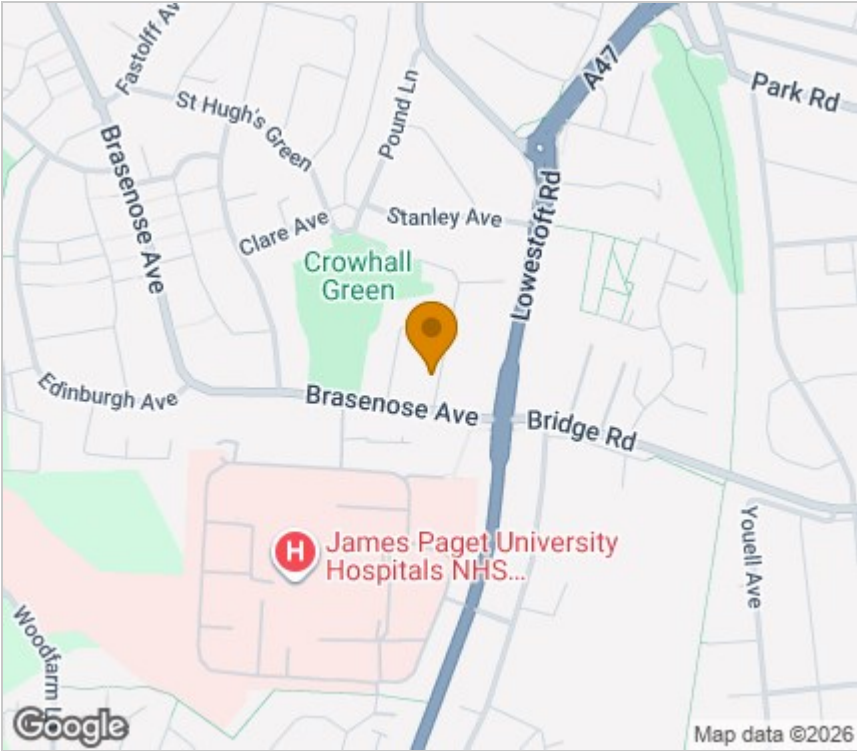


Viewing

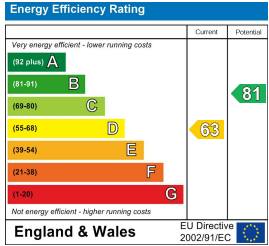
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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