



Aldreds
Estate Agents

23 Greenacres, Woodfarm Lane

Gorleston, NR31 7JA

Offers In Excess Of £145,000



23 Greenacres, Woodfarm Lane

Gorleston, Great Yarmouth, NR31 7JA

This 1 bedroom end terraced house is tucked away in the corner of a cul-de-sac with a surprisingly large garden with potential to extend at the side and rear (subject to planning). The property has night storage heaters, solar PV panels, UPVC double glazed windows and accommodation including entrance porch, lounge, kitchen and a first floor bathroom. Allocated parking space. No onward chain.

Entrance Porch

3'7" x 2'6" (1.09m x 0.76m)

UPVC entrance door with two double glazed panels. UPVC double glazed windows to side aspect.

Lounge

11'5" x 11'9" including stairs (3.48m x 3.58m including stairs)

Panelled entrance door with glazed panels. Night storage heater. Under stairs recess. Stairs to first floor landing. Television and telephone points. Coved and textured ceiling. UPVC double glazed window to front. Open archway to kitchen.

Kitchen

11'9" x 5'5" (3.58m x 1.65m)

Stainless steel single drainer sink with cupboard and drawer below. Worktop with cupboard and drawer below. Space for an electric cooker. Tall storage cupboard. Utility space below worktop with plumbing for washing machine. Coved and textured ceiling. UPVC double glazed window to rear aspect. UPVC door with two double glazed panels to the rear garden.

First Floor

Landing

Coved and textured ceiling. UPVC double glazed window to rear aspect.

Bedroom

11'2" x 8'6" plus 5'6" x 3'3" (3.40m x 2.59m plus 1.68m x 0.99m)

Night storage heater. Built-in over stairs cupboard with a hot water cylinder. Coved and textured ceiling with loft access hatch. UPVC double glazed window to front aspect.





Bathroom

5'10" x 5'10" (1.78m x 1.78m)

Panelled bath with tiled surround. Pedestal wash basin with tiled splashback. WC. Wall mounted electric downflow heater. Coved and textured ceiling. UPVC double glazed to rear.

Outside

The front garden is laid to lawn. A gate beside the property leads to the side and rear gardens which are laid to lawn.

Tenure

Freehold.

Services

Mains water, electricity and drainage are connected.

Council Tax

Great Yarmouth Borough Council - Band A

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 and continue over the roundabout, remaining on Church Lane. At the next set of traffic lights turn left into Magdalen Way, take the third turning right into Hertford Way and at the 'T' junction turn left into Oriel Avenue. Continue past the School and at the end of Oriel Avenue, follow the road round to the left and take the first turning on the left turn left into Greenacres (south entrance) where the property will be found over in the far right hand corner.

what3words

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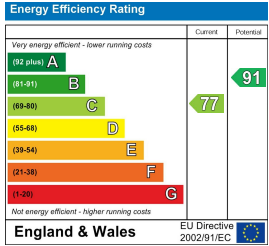
Floor Plan



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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149 High Street, Gorleston, Norfolk, NR31 6RB
Tel: 01493 664600 Email: gorleston@aldreds.co.uk <https://www.aldreds.co.uk/>
Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ
Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA