

**Aldreds**  
Estate Agents



43 Links Road, Gorleston, Great Yarmouth, NR31 6JR

£385,000





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# 43 Links Road

Gorleston, Great Yarmouth, NR31 6JR

- Spacious Detached Bungalow
- Close to Gorleston Beach
- 2 En-suite Shower Rooms
- 2 Reception Rooms & UPVC Double Glazed Conservatory
- Enclosed Rear Garden
- 3 Double Bedrooms
- Annexe Potential (subject to planning)
- Bathroom
- Driveway & Garage
- No Onward Chain

Offered for sale with no onward chain, this spacious detached bungalow is conveniently located for access to Gorleston Beach, Golf Club, bowling greens and the James Paget hospital with bus services within close walking distance. The property offers excellent accommodation including 3 double bedrooms, 2 en-suite shower rooms, and a bathroom. A wide entrance hall leads to a well proportioned lounge and there is a separate dining room, kitchen/breakfast room and a UPVC double glazed conservatory. The property benefits from gas central heating and UPVC double glazing, a pleasant enclosed rear garden and a driveway to a garage/workshop accessed from the rear off Mariners Close.



### Entrance Porch 5'10" x 3'8" (1.78m x 1.12m)

UPVC entrance door with double glazed panel and UPVC double glazed windows above and either side. Tiled floor. Power point.

### Entrance Hall 16'2" x 7'0" (4.93m x 2.13m)

UPVC entrance door with double glazed panels either side above. Radiator. Telephone point. Thermostat control for heating. Coved and textured ceiling.

### Lounge 18'8" x 16'5" (5.69m x 5.00m)

Two radiators. Television point. Cable television point. Recess with fitted bookshelves. Coved and textured ceiling. UPVC double glazed window to side aspect. UPVC double glazed bow window to front aspect.

### Dining Room 13'3" x 12'11" (4.04m x 3.94m)

Radiator. Television point. Coved and textured ceiling. UPVC double glazed window side aspect. UPVC double glazed window through to conservatory.





### **Kitchen 18'10" x 10'6" (5.74m x 3.20m)**

Worktops with cupboards and drawers below. Stainless steel one and a half bowl single drainer sink unit with mixer tap. Tiled splashbacks. Matching wall cupboards and tall storage cupboard. Space for electric cooker with an extractor above. Utility spaces below worktop with plumbing for washing machine and dishwasher. Space for fridge/freezer. Built-in storage cupboard. Built-in cupboard with a wall mounted gas fired boiler. Built-in airing cupboard with slatted shelves and hot water cylinder with immersion heater. Radiator. Coved and textured ceiling. UPVC double glazed window to rear aspect.

### **Conservatory 11'10" x 9'3" (3.61m x 2.82m)**

Low brick construction with a polycarbonate roof and UPVC double glazed windows to side and rear aspects. Tiled floor. Radiator. UPVC door with double glazed panel to a paved patio and the rear garden.

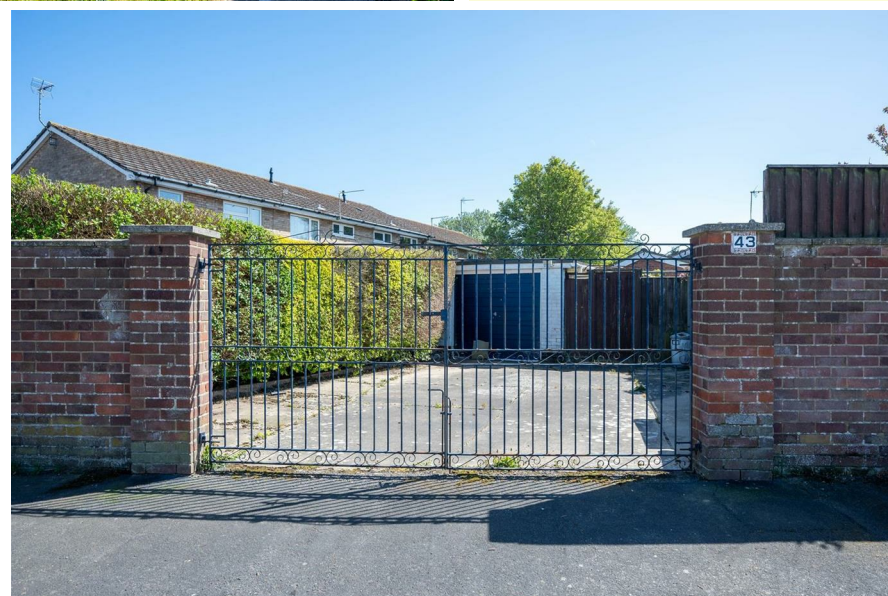
### **Inner Hallway**

### **Bedroom 1 13'10" x 11'11" (4.22m x 3.63m)**

Radiator. Coved and textured ceiling. UPVC double glazed window to front aspect.

### **En-suite Shower Room 8'11" x 3'6" (2.72m x 1.07m)**

Tiled shower cubicle with an electric shower unit. Pedestal wash basin with tiled splashback. WC. Radiator. Coved and textured ceiling. UPVC double glazed window to side.



### Bedroom 2 13'4" x 12'0" (4.06m x 3.66m)

Radiator. Built-in wardrobes with sliding door doors. Television point. Coved and textured ceiling. UPVC double glazed window to side aspect.

### En-suite Shower Room 8'2" x 5'2" (2.49m x 1.57m)

White suite comprising panelled shower bath with tiled surround and an electric shower unit above. Folding shower screen. White pedestal wash basin and WC. Part tiled walls. Radiator. Light and shaver point. Extractor. Coved and textured ceiling. UPVC double glazed window to side.

### Hallway 5'2" x 2'10" (1.57m x 0.86m)

This hallway provides access to bedrooms 2 & 3 and does offer the possibility of creating a self-contained annexe (subject to planning).

### Bedroom 3 12'5" x 12'0" plus door recess (3.78m x 3.66m plus door recess)

Radiator. Coved and textured ceiling. UPVC double glazed window to side aspect.

### Bathroom 8'11" x 7'11" (2.72m x 2.41m)

Matching coloured suite comprising panelled bath with tiled surround and mixer tap with shower attachment. Pedestal wash basin with tiled splashback. WC. Tiled shower cubicle with an electric shower unit and screen door. Light and shaver point. Two radiators. Coved and textured ceiling. UPVC double glazed window side.

### Outside

The front garden is laid to lawn with established shrub borders. Pathways and gates on both sides of the property lead to the rear garden which is enclosed by brick wall and fencing and laid to lawn with established shrub beds and a landscaped area towards the rear boundary. The driveway and garage/workshop is accessed from the rear via Mariners compass through double wrought iron gates. The garage measures 4.50m x 2.90m (14'9" x 9'6") with an up-and-over door with light and power and an opening through to a storage area measuring 2.90m x 1.60m (9'6" x 5'3") with a wide opening through to the workshop measuring 4.29m x 3.23m (14'1" x 10'7").

### Tenure

Freehold.

### Services

Mains water, electricity, gas and drainage are connected.

### Council Tax

Great Yarmouth Borough Council - Band D. Please note that there is an Improvement Indicator shown on the Council Tax listing for this property. This means that if the property has been improved or extended since it was placed in a Council Tax band, the band will be reviewed and may increase following the sale of the property.

### 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.

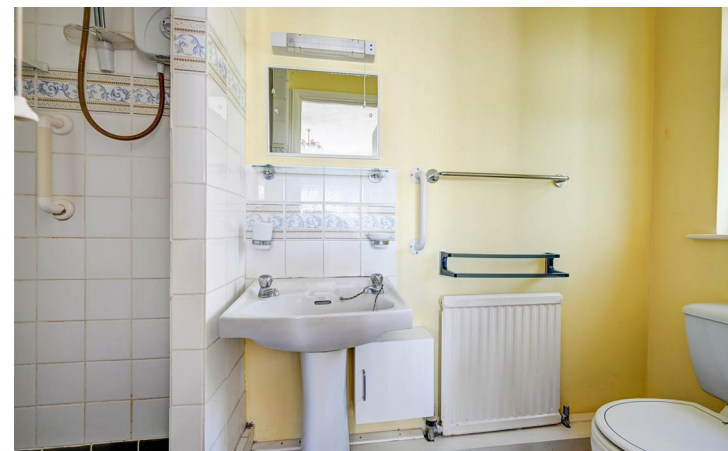
### Directions

From our Gorleston office head south along the High Street. At the traffic lights turn right onto Church Lane. At the roundabout turn left onto Middleton Road. At the next roundabout turn right onto Lowestoft Road and continue over two sets of traffic lights and at the next roundabout turn left in to Links Road, where the property will be found on the left hand side.

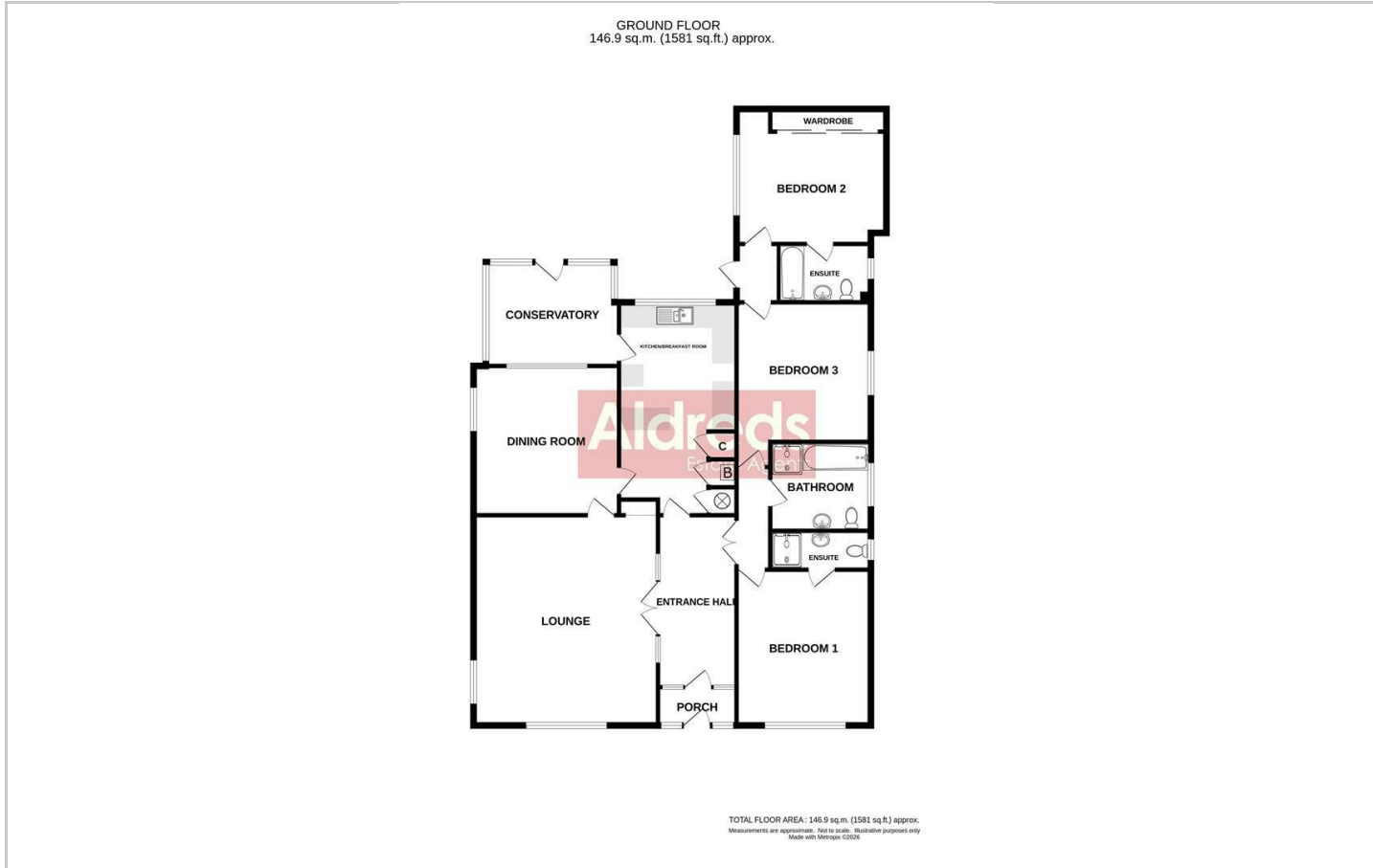
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## Floor Plans



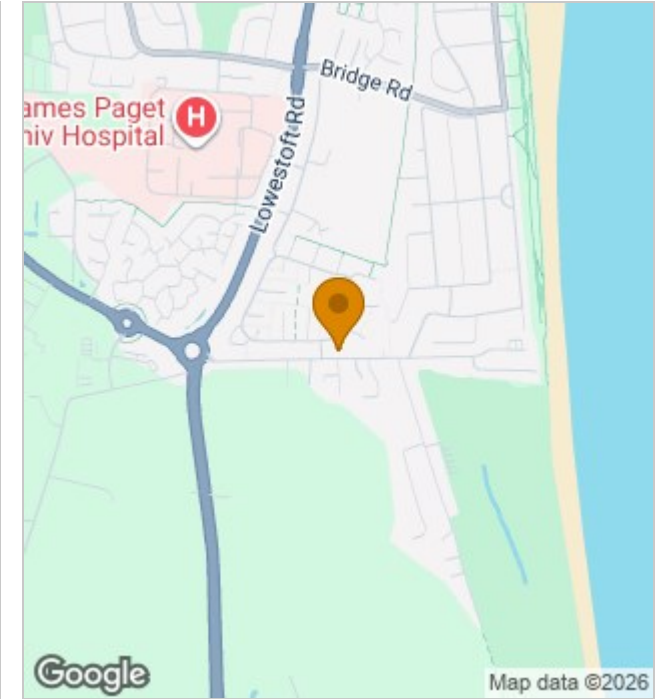
## Viewing

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

### Disclaimer

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## Location Map



## Energy Performance Graph

