

**Aldreds**  
Estate Agents



50 Emmanuel Avenue, Gorleston, NR31 7NY

£275,000



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# 50 Emmanuel Avenue

Gorleston, NR31 7NY

- Detached Bungalow
- Generous Plot
- Kitchen/Diner
- UPVC Double Glazed Conservatory
- Bathroom
- 3 Bedrooms
- South Facing Rear Garden
- Lounge
- Gas Heating to Radiators
- Driveway & Garage

This 3 bedroom detached bungalow stands on a generous plot with a south facing rear garden, offering potential to extend (subject to planning). The property is ideally located for access to Gorleston beach and the James Paget Hospital. The majority of the windows in the bungalow were replaced with new UPVC double glazed units in 2024 with 8 years remaining on the warranty.



## Entrance Hall

Composite entrance door with double glazed panels. Wood effect flooring. Radiator. Thermostat control for heating. Built-in cloaks/storage cupboard with cupboard above. Loft access hatch.

## Lounge 16'2" x 10'8" (4.93m x 3.25m)

Wood effect flooring. Radiator. Television point. UPVC double glazed windows to front and side aspects.

## Kitchen/Diner 16'2" x 8'6" plus recess (4.93m x 2.59m plus recess)

Worktops with cupboards and drawers below. Stainless steel single drainer sink with mixer tap. Tiled splashback. Matching wall cupboards with concealed lighting below. Space for an electric cooker with a stainless steel extractor above. Utility spaces below worktops with plumbing for washing machine and dishwasher. Built-in cupboard with a wall mounted gas fired boiler. Built in storage cupboard. Built-in airing cupboard with hot water cylinder. Tiled floor. Space for fridge/freezer. Radiator. UPVC double glazed windows to front and side aspects. UPVC door with double glazed panel to side. UPVC double glazed sliding patio door to conservatory.

## Conservatory 8'10" x 8'1" (2.69m x 2.46m)

Tiled floor. Double power points. Polycarbonate roof. UPVC double glazed windows side and rear. UPVC double glazed doors to the rear garden.

## Bedroom 1 12'4" x 9'10" (3.76m x 3.00m)

UPVC double glazed window to rear aspect.

## Bedroom 2 11'8" x 9'2" (3.56m x 2.79m)

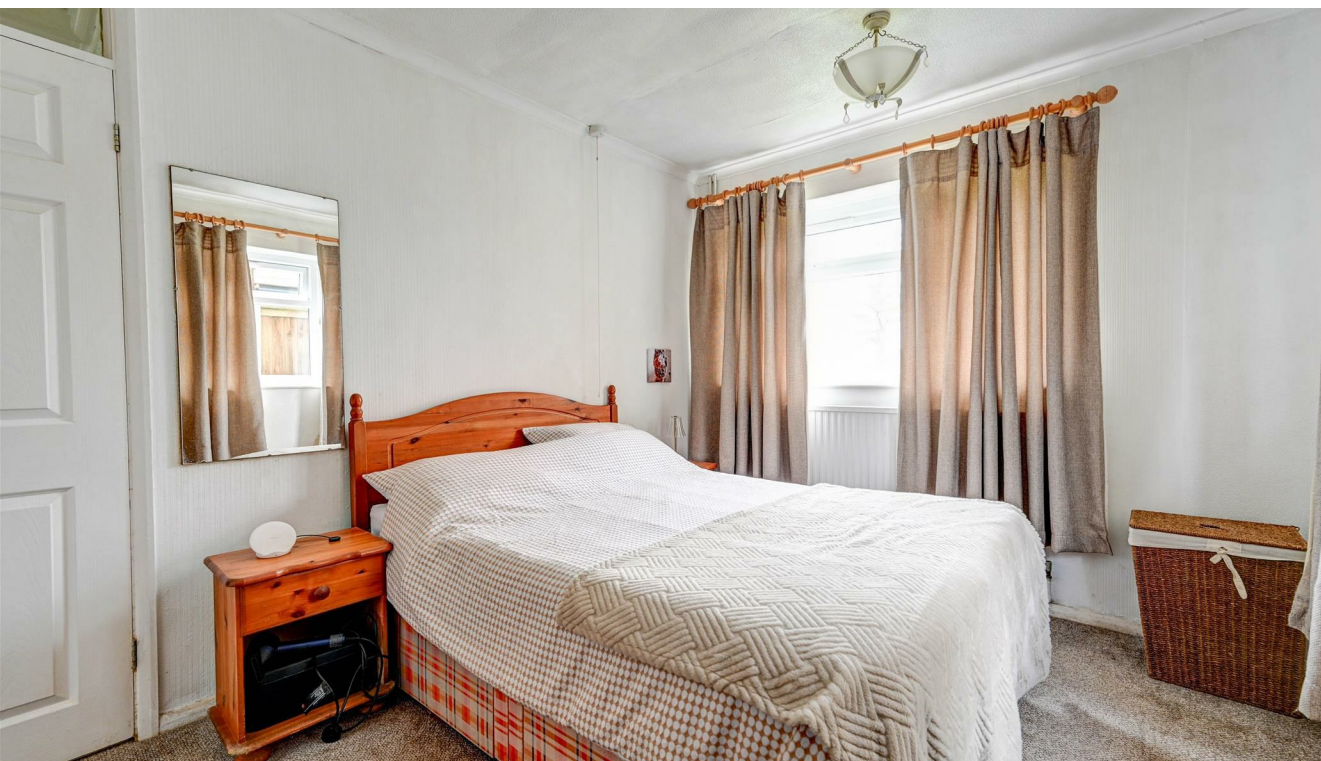
Radiator. UPVC double glazed windows to front and side aspects.

## Bedroom 3 8'5" x 7'6" (2.57m x 2.29m)

UPVC double glazed window to front aspect.

## Bathroom 8'6" x 5'6" (2.59m x 1.68m)

Panelled bath with tiled surround and an electric shower unit above. Pedestal wash basin with tiled splashback. WC. Tiled floor. Radiator. UPVC double glazed window to rear.



### Outside

Wide front garden which is laid to lawn but could be utilised to create additional parking. A driveway leads to the side of the property to a detached single garage with up-and-over door. The rear garden is laid predominantly to lawn and enclosed by fencing.

### Tenure

Freehold.

### Services

Mains water, gas, electricity and drainage are connected.

### Council Tax

Great Yarmouth Borough Council - 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.

### what3words

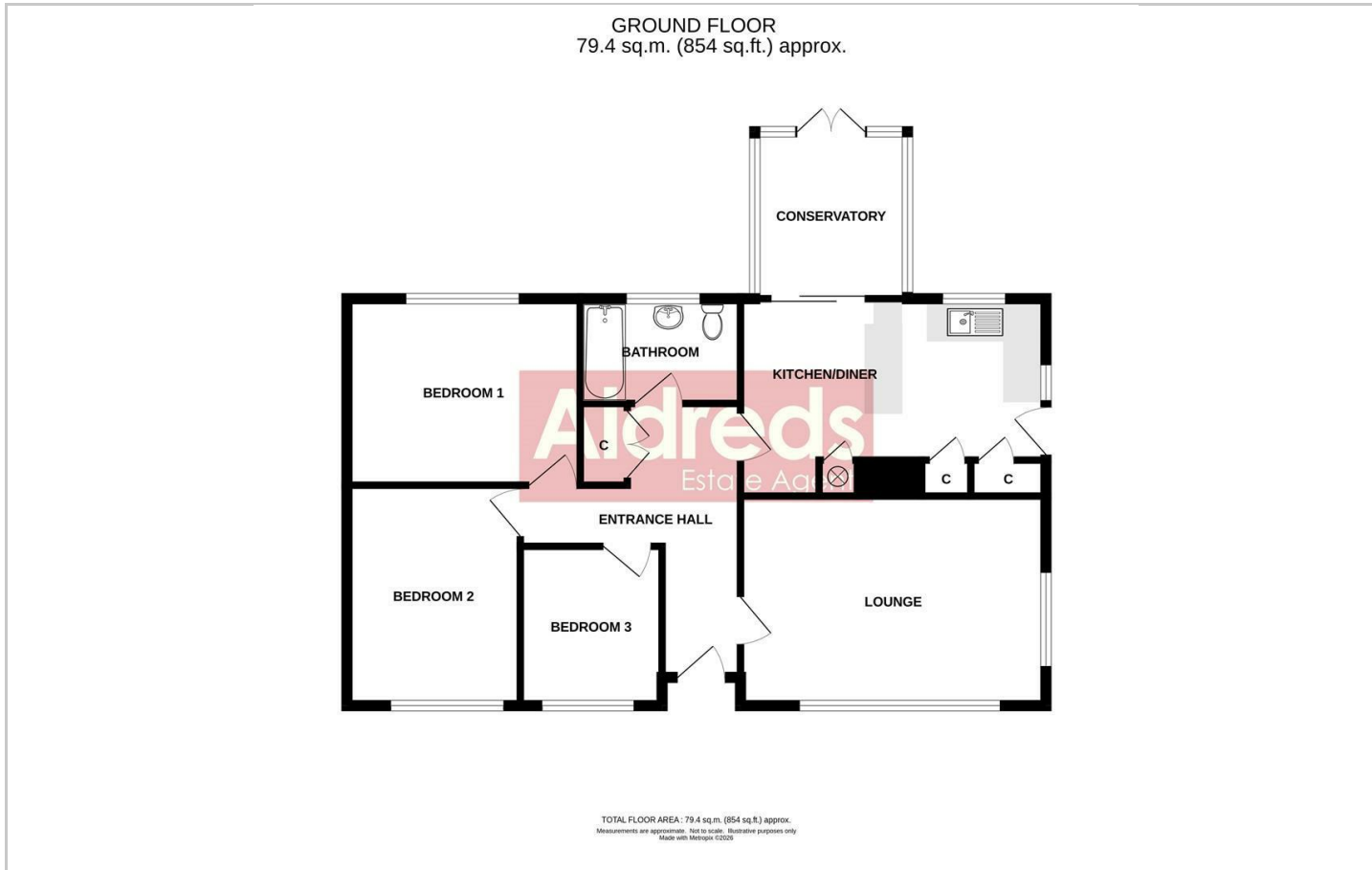
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## Floor Plans



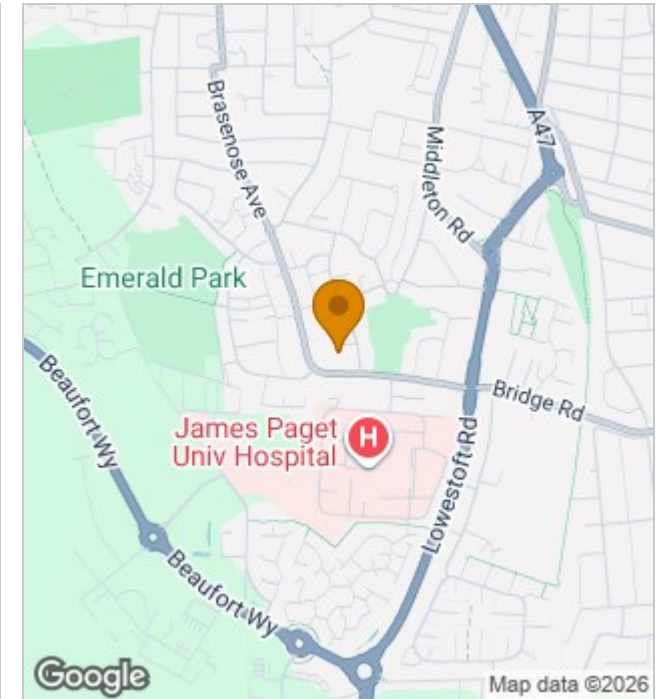
## Viewing

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

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## Location Map



## Energy Performance Graph

