

**Aldreds**  
Estate Agents



47 Shrublands Way

Gorleston, NR31 8DU

£160,000



## 47 Shrublands Way

Gorleston, NR31 8DU

**\*\*\*Chain Free\*\*\*** This well-presented two bedroom semi-detached bungalow is ideally suited to those seeking comfortable ground floor living in a convenient central location. The property has recently been painted internally and re-carpeted, creating a fresh and welcoming feel, while double glazing across the home enhances comfort and efficiency.

Externally, the bungalow benefits from a generously sized rear garden, ideal for relaxing or entertaining, along with a detached garage to the rear, providing excellent storage and workshop potential, or secure parking. Situated close to a wide range of local amenities and well-served transport links, this property combines practicality with convenience and represents an excellent opportunity for downsizers, first-time buyers or investors alike.

### Entrance Hall

Double glazed door to the side, tile floor, access to lounge, kitchen, bathroom.

### Lounge

12'5" x 11'1" (3.8m x 3.4m)

Laminate floor, double glazed window to side, gas fire with back boiler, airing cupboard, radiator, access inner hall.

### Inner Hall

Combination of laminate and carpet floor, access to bedrooms 1 and 2.

### Bedroom 1

12'5" x 12'1" (into bay window) (3.8m x 3.7m (into bay window))

Carpet floor, radiator, double glazed bay window to front, log burner.

### Bedroom 2

9'2" x 8'10" (2.8m x 2.7m)

Carpet floor, radiator, double glazed window to side.

### Kitchen

5'10" x 8'6" (1.8m x 2.6m)

Tiled floor, double glazed window to rear, laminate counter tops with under and above storage, space for cooker, washing machine and under counter fridge, sink and draining board, radiator.

### Bathroom

5'6" x 4'11" (1.7m x 1.5m)

Tiled floor, double glazed window to rear, loft hatch, WC, basin, bath tub with wall mounted electric shower and shower screen.

### Garage

Concrete floor, up and over door to the rear, double glazed door to the side.





### Outside Front

Concrete path leading the side and rear, decorative shingle area, brick wall boundary.

### Outside Rear

Combination of grass lawn, patio and pathway, brick built shed, garage with side access and availability for parking in front of it.

### Tenure

Freehold

### Services

Mains gas (back boiler), water, electric, drainage.

### Council Tax

Great Yarmouth Borough Council - Band B

### 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, continue over the roundabout, at the next set of traffic lights turn right into Shrublands Way where the property can be found on the right hand side.

### What 3 Words

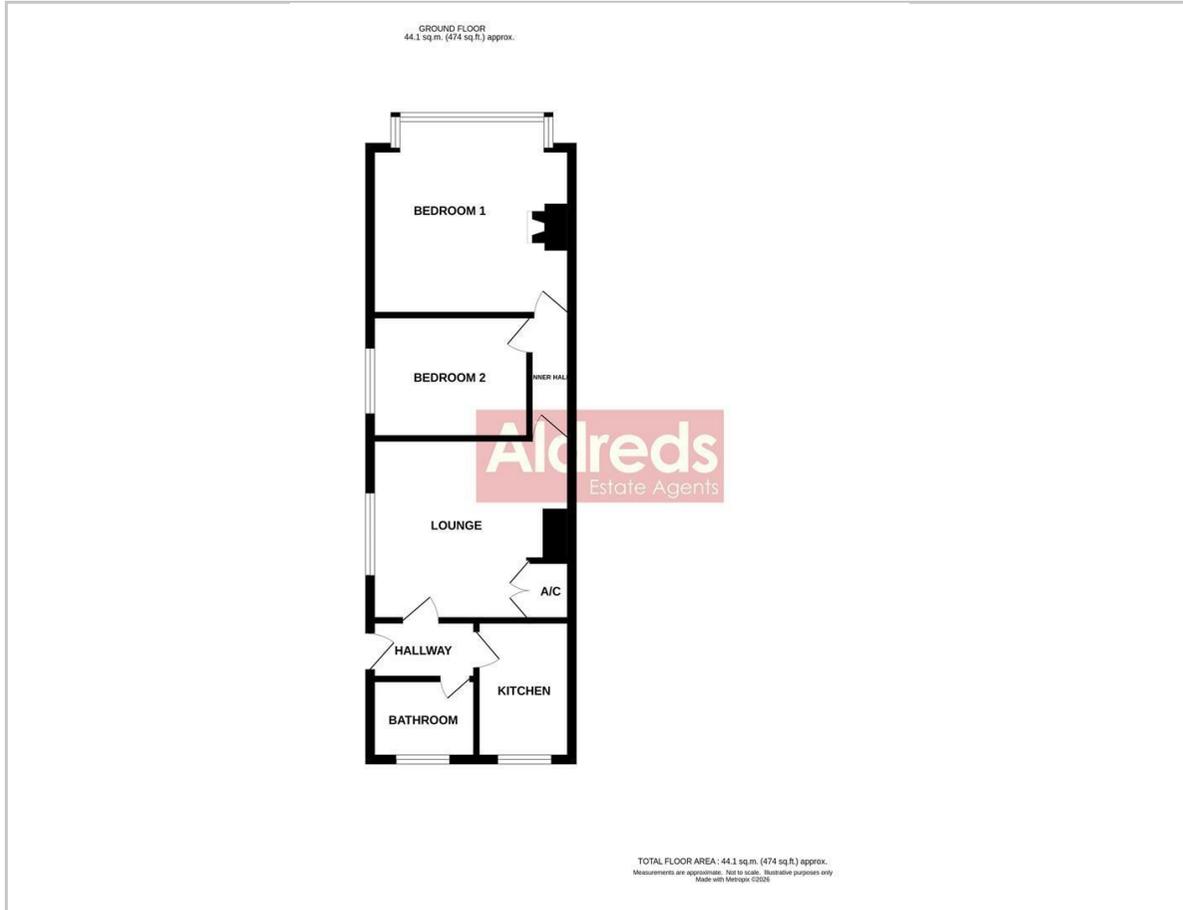
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### Ref

G18425/01/25



## Floor Plan



## Viewing

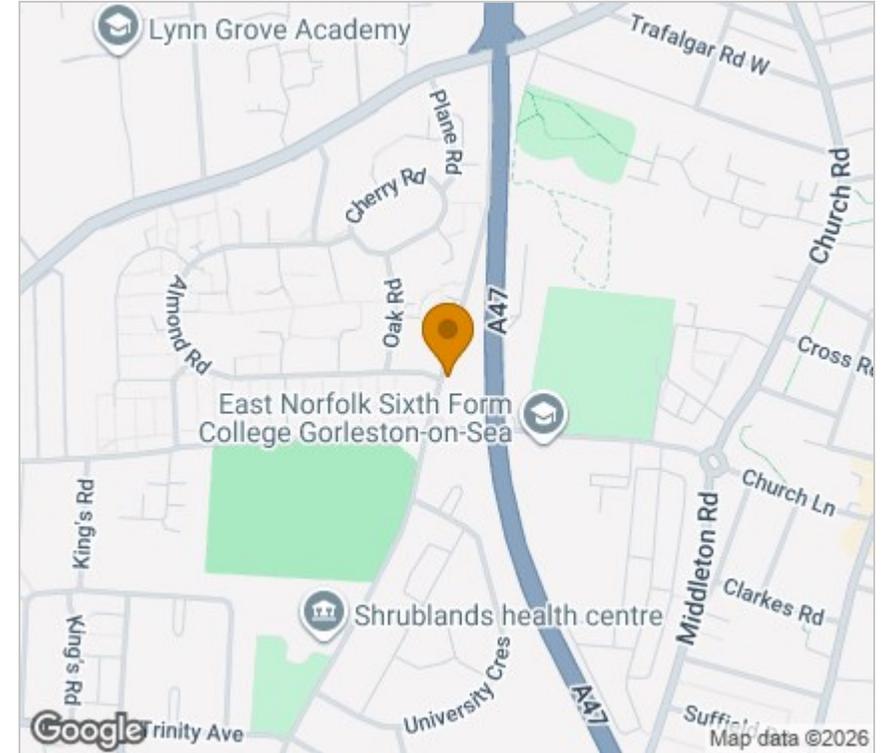
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

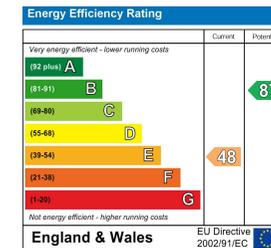
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## Area Map



## Energy Efficiency Graph



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