

Aldreds
Estate Agents



2 Pine Trees New Road, NR31 9HP

£350,000





£350,000

2 Pine Trees New Road

, NR31 9HP

- Detached Bungalow
- Lounge with Wood Burner
- Kitchen with Integrated Appliances
- Shower Room
- West/South-West Facing Rear Garden
- 2 Double Bedrooms
- Large Fully Double Glazed Conservatory
- Dining Room (Formerly Bedroom 3)
- Driveway & Garage
- Non-Estate Location

This 2 bedroom detached bungalow stands in a lovely non-estate location with a west/south-west facing rear garden. The property offers well presented accommodation including lounge with a wood burner, dining room (formerly bedroom 3), kitchen with integrated appliances, shower room and a large UPVC double glazed conservatory. Only by inspection can the position and quality of this superb bungalow be fully appreciated and viewing is highly recommended.



Entrance Hall

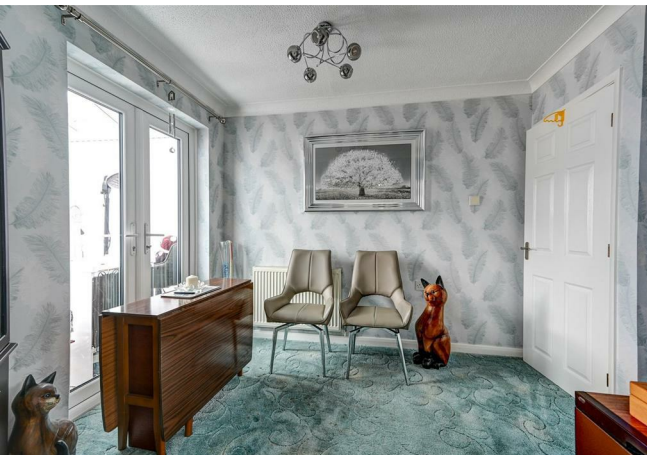
UPVC entrance door with double glazed panel and UPVC double glazed side panel. Radiator. Built-in airing cupboard with slatted shelves. Built-in storage cupboard with cupboard above. Large built-in cloaks/storage cupboard with cupboard above. Coved and textured ceiling with loft access hatch.

Lounge 14'3" x 13'7 (4.34m x 4.14m)

Two radiators. Wood burner with stone surround and hearth. Television point. Coved and textured ceiling. UPVC double glazed window and sliding patio door to conservatory. Open archway to dining room (formerly bedroom 3).

Dining Room 9'7" x 7'5" + 4'2" x 2'0" (2.92m x 2.26m + 1.27m x 0.61m)

Radiator. UPVC double glazed doors to conservatory.





Conservatory 16'1" x 12'1" + recess (4.90m x 3.68m + recess)

Laminate floor. Double power points. Low brick construction with a pitched double glazed roof and UPVC double glazed windows to side and rear aspects. UPVC double glazed doors leading out to a patio and the rear garden.

Kitchen 11'5" x 9'0" (3.48m x 2.74m)

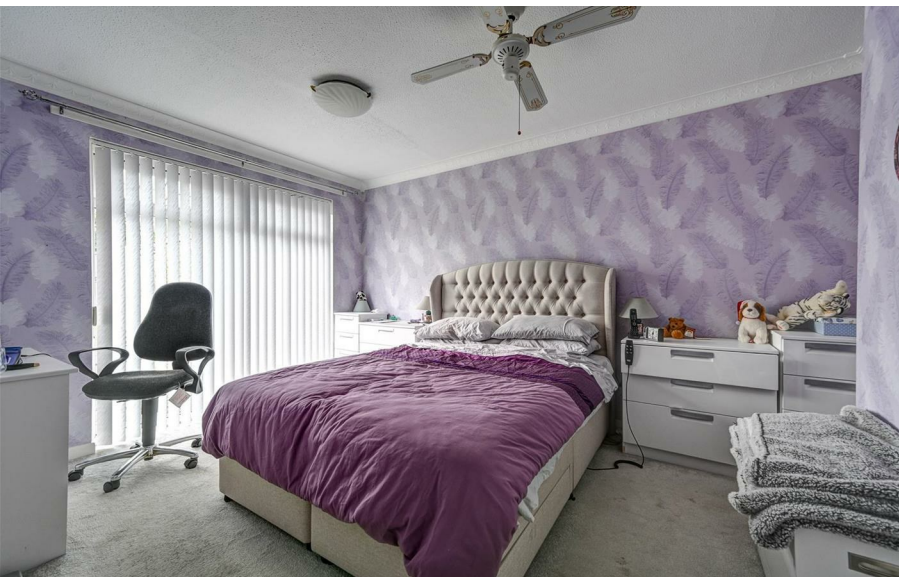
Worktops with matching upstands and cupboards and drawers below. Stainless steel single drainer sink with mixer tap. Matching wall cupboards with down lighter spotlights below. Tall cupboard with cupboards above and below a built-in Siemens fan assisted oven. Siemens four ring electric hob. Integrated Siemens dishwasher (not currently working). Integrated washing machine. Space for fridge/freezer. Freestanding oil fired boiler. UPVC double glazed windows to front and side aspects.

Bedroom 1 14'9" max x 10'4" (4.50m max x 3.15m)

Radiator. Large UPVC double glazed window to rear aspect.

Bedroom 2 10'4" x 9'2" + recess (3.15m x 2.79m + recess)

Radiator. Built-in wardrobe with cupboard above. Coved and textured ceiling. UPVC double glazed window to front aspect.



Shower Room 7'6" x 5'5" (2.29m x 1.65m)

Fully tiled walls and a large walk-in shower with a thermostatic mixer shower. Wash basin with mixer tap and cupboard below and drawers to side. WC with concealed cistern. Matching fitted storage cupboard. Chrome towel radiator. Extractor. Smooth plaster ceiling. UPVC double glazed window to front.

Outside

The front garden is laid to lawn and there is a flower and shrub bed. Double external electric plug socket and outside cold water tap to the front of the property. A long driveway leads to the side of the property to a detached garage with an electric remote controlled roller shutter door, light and power, UPVC double glazed window to side. Wrought iron gates between the property and the garage lead to the rear garden which is west/south-west facing and laid predominantly to lawn with a wide paved patio to the immediate rear of the property. Timber built summer house with light. Greenhouse. Oil storage tank. Double external electric plug socket to the side of the conservatory.

Tenure

Freehold.

Services

Mains water, electricity and drainage. Oil fired central heating.



Council Tax

Great Yarmouth Borough Council - Band D

Location

Fritton is a rural village situated on the A143 Yarmouth/Beccles Road between Bradwell and St. Olaves. There is a bus service through the village and it is possible to walk to St. Olaves by the River Waveney which gives easy access to the Norfolk and Suffolk Broads with local facilities including The Bell Inn and Priory Farm Restaurant and Caldecott Hall Golf Club. The Village is 8 miles south west of Great Yarmouth, 15 miles south east of Norwich, 8 miles north west of Lowestoft and 8 miles south west of Beccles * There is a rail link in the adjoining Village of Haddiscoe serving destinations on the Wherry Line including Norwich, Lowestoft and Great Yarmouth.

Directions

Leave Gorleston, passing through Bradwell on the A143 Beccles Road and out into the countryside. Upon reaching Fritton, continue past the left hand turn to Fritton Lake, following the road round the bends and turn right onto New Road. Follow the road along past the children's play area and turn left into Pine Trees which is a little cul-de-sac serving just 4 properties.

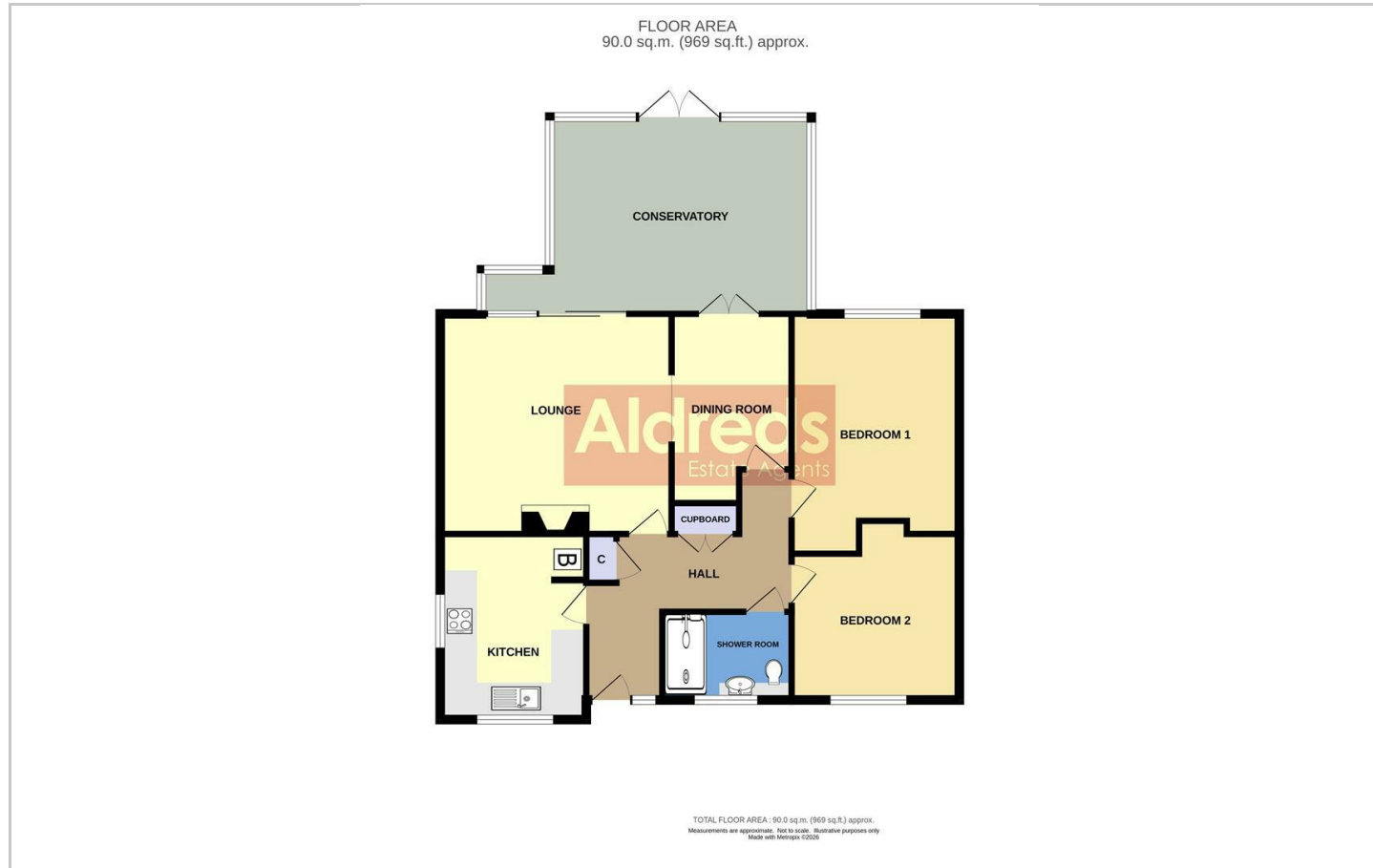
what3words

///firebird.jammy.letter

Ref: G18540/06/26



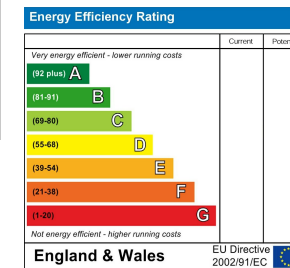
Floor Plans



Location Map



Energy Performance 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.

Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

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