

Aldreds
Estate Agents



1 East Anglian Way

Gorleston, NR31 6TY

£250,000



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Situated in a popular central Gorleston location, this stunning two-bedroom end-terrace bungalow has been stylishly modernised throughout to create a beautifully presented home ready to move straight into. Forming part of a thoughtful modern conversion, the property offers bright and contemporary accommodation, including a spacious conservatory overlooking the rear garden, making it an ideal choice for those seeking low-maintenance living without compromising on comfort or style.

Outside, the bungalow enjoys a private, well-established rear garden, perfect for relaxing or entertaining, while residents also benefit from two allocated parking spaces. Conveniently positioned within easy reach of local shops, amenities and excellent transport links, this is a superb opportunity to acquire a modern home in one of Gorleston's most sought-after and accessible locations.

Entrance Hall

Double glazed door to side aspect, LVT floor, radiator, access to 2 bedrooms, kitchen and shower room.

Kitchen

10'10" x 8'9" (3.32m x 2.68m)

Continuation of LVT floor, double glazed windows to side aspect, radiator, laminate countertops, space for free standing washing machine and fridge freezer, integrated oven with gas hob, sink and draining board, ample storage space including boiler cupboard with gas combi boiler and built in pantry cupboard.

Lounge

16'11" x 10'7" (5.17m x 3.23m)

Laminate herringbone floor, double glazed French doors and window to rear aspect going into conservatory, radiator, access to built in cupboard.

Conservatory

12'9" x 9'6" (3.91m x 2.92m)

Ceramic tiled floor, double glazed French doors to side, double glazed window to rear and both side aspects, radiator, uPVC roof.

Bedroom 1

9'3" x 10'10" (2.82m x 3.32m)

Carpet floor, radiator, 2 double glazed windows to front aspect.

Bedroom 2

7'3" x 10'10" (2.22m x 3.32m)

Laminate floor, 2 double glazed windows to front aspect, radiator.





Shower Room

10'0" (into shower recess) x 5'6" (3.07m (into shower recess) x 1.70m)

Vinyl floor, inset WC and basin with vanity storage, shower cubicle with wall mounted shower and glass screen door, heated towel rail.

Outside Front

Grass lawn, concrete path to timber access gate, leading to side rear garden and entrance door, various shrubs, a combination of timber fence and metal fence boundaries with metal access gate. There is also a car park for residents only with 2 allocated spaces.

Outside Rear

Grass lawn, concrete patio, various shrubs, small pond with water feature, 2 timber sheds, 1 with power, timber fence boundaries.

Council Tax

Great Yarmouth Borough Council - Band B

Tenure

Freehold

Services

Mains gas, water, electric, drainage

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, at the roundabout turn right into Church Road, turn left into East Anglian Way, where the property can be found on the left.

What 3 Words

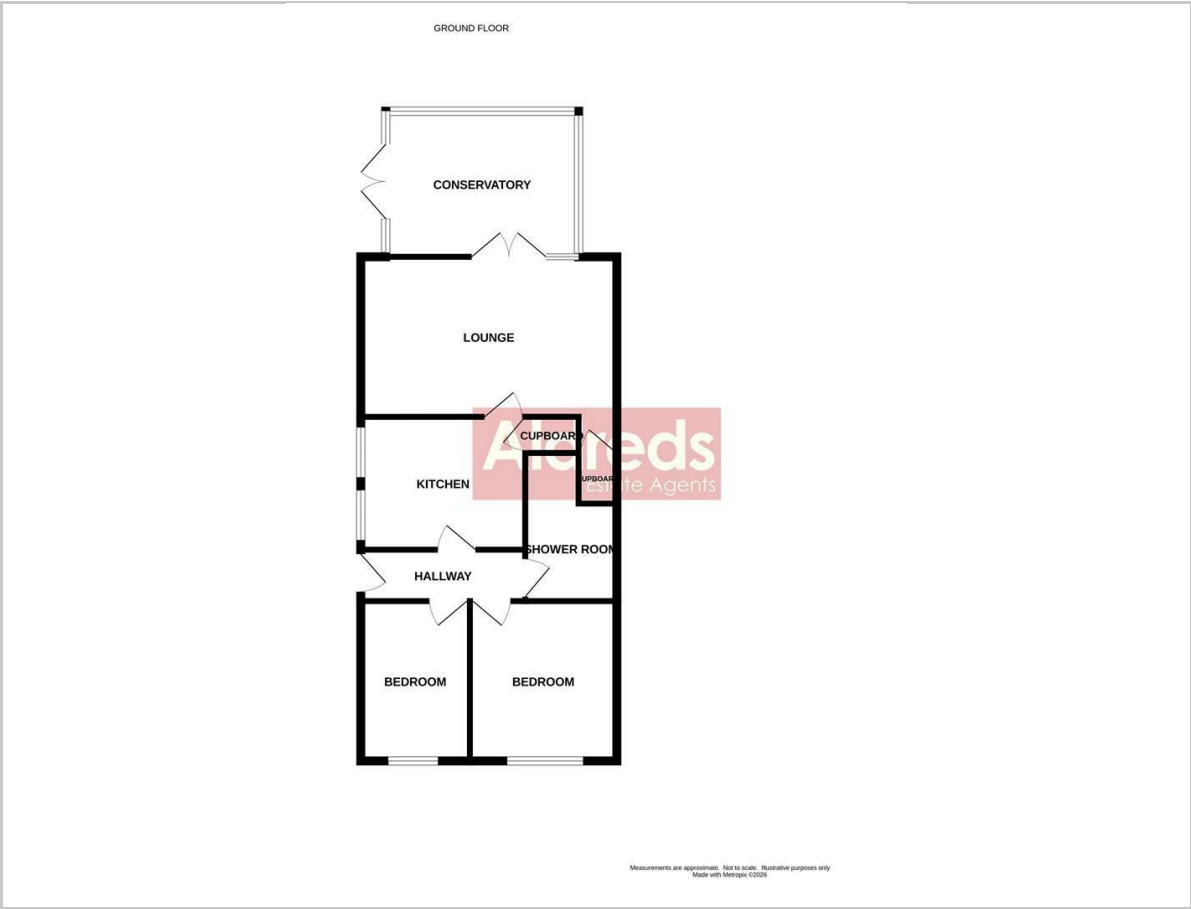
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G18585/07/26



Floor Plan



Viewing

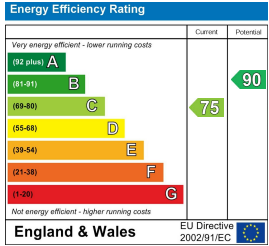
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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