

**Aldreds**  
Estate Agents



10 Brett Avenue, Gorleston, NR31 6HW

£470,000





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# 10 Brett Avenue , Gorleston, NR31 6HW

- 3 bedroom detached bungalow
- Planning in place for rear and side extension
- Electrics updated 2025 including new consumer better in kitchen
- New Roof 2026
- Generous rear garden
- Modernised throughout
- Complete renovation 2024/2025
- Boiler relocated to the loft and radiators updated 2025
- Ample off road parking to the front
- External render and cladding 2025

This beautifully presented three bedroom detached bungalow has been modernised throughout and offers stylish, move-in ready accommodation in a highly desirable location. Having undergone a complete renovation in 2024/2025, the property benefits from updated electrics in 2025, a new boiler and radiators installed in 2025, and a brand new roof fitted in 2026, providing peace of mind for years to come. Bright and well-proportioned living spaces combine contemporary finishes with practical layout, creating a comfortable and welcoming home ideal for a range of buyers.

Planning permission is already in place for both a rear and side extension, offering exciting potential to expand and tailor the home to suit individual needs, making this an exceptional opportunity in a sought-after setting.



## Entrance Hall

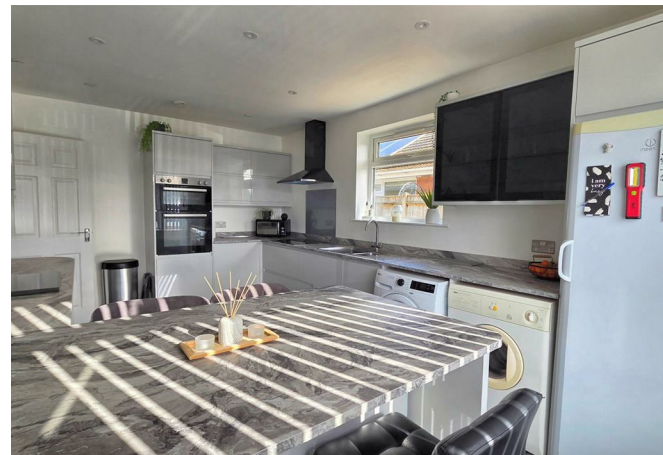
Double glazed door with window to side, wood effect LVT floor, radiator, access to 3 bedrooms, kitchen, lounge, bathroom, 2 double sockets and single socket, smoke detector, loft access hatch with drop down ladder.

## Lounge 14'9" x 11'9" (4.50m x 3.60m)

Carpet floor, double glazed French doors with window panels to rear, double glazed window to side, radiator, 6 double sockets, 2 with usb ports, smoke detector.

## Kitchen 16'11" x 10'2" (5.16m x 3.10m)

Continuation of LVT floor, double glazed windows to front and side, Howdens fitted kitchen consisting of: laminate counter tops, integrated cooker and grill, induction hob with extractor fan, sink and draining board, ample storage with under counter lighting, space for washing machine, tumble dryer, and fridge freezer, radiator. Breakfast bar with storage, 6 double sockets, one with usb ports, smoke detector.





**Bedroom 1 14'9" x 11'10" (4.50m x 3.63m)**

Carpet floor, double glazed window to front, radiator, 6 double sockets, 2 with usb ports.

**Bedroom 2 10'3" x 12'5" (3.13m x 3.80m)**

Carpet floor, radiator, double glazed window to rear, 5 double sockets, 2 with usb ports.

**Bedroom 3 11'4" x 8'11" (3.46m x 2.74m)**

Carpet floor, radiator, double glazed window to side, 3 double sockets.

**Bathroom 8'0" x 7'0" (2.44m x 2.14m)**

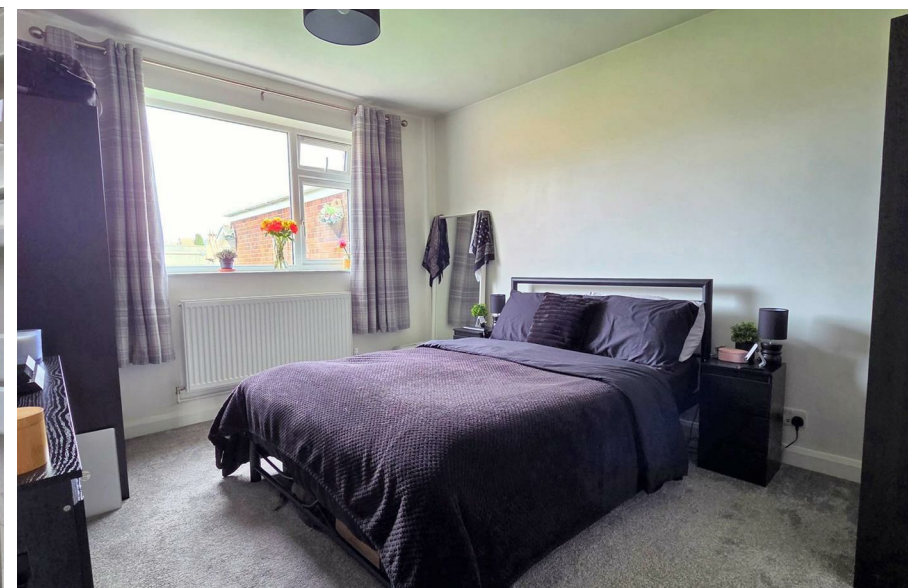
LVT floor, bath tub with hand shower, double shower cubicle with double headed wall mounted shower, WC, basin with vanity, extractor fan, double glazed windows to side.

**Loft**

Partially boarded, electricity connection, and lighting, double socket.

**Garage**

Concrete floor, manual double doors, electricity connection.



## Outside

Concrete slab pathway to side door, decorative concrete driveway with additional gravel driveway space, side access gate leading to rear garden, outside tap around the side of the property. Continuation of concrete slab pathway, grass lawn, timber fence boundaries, decorative gravel trim, planters, patio seating area, timber shed on concrete base.

## 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.

## Directions

From the Gorleston office head south along the High Street. At the traffic lights turn right into Church Lane, at the roundabout turn left into Middleton Road. At the next roundabout turn right into Lowestoft Road and at the traffic lights turn left into Bridge Road. Continue over the bridge and turn

right into Buxton Avenue. Proceed over Arnott Avenue, remaining on Buxton Avenue. Follow the road round to the right into Brett Avenue where the property can be found on the right hand side towards the end of the road.

## what3words

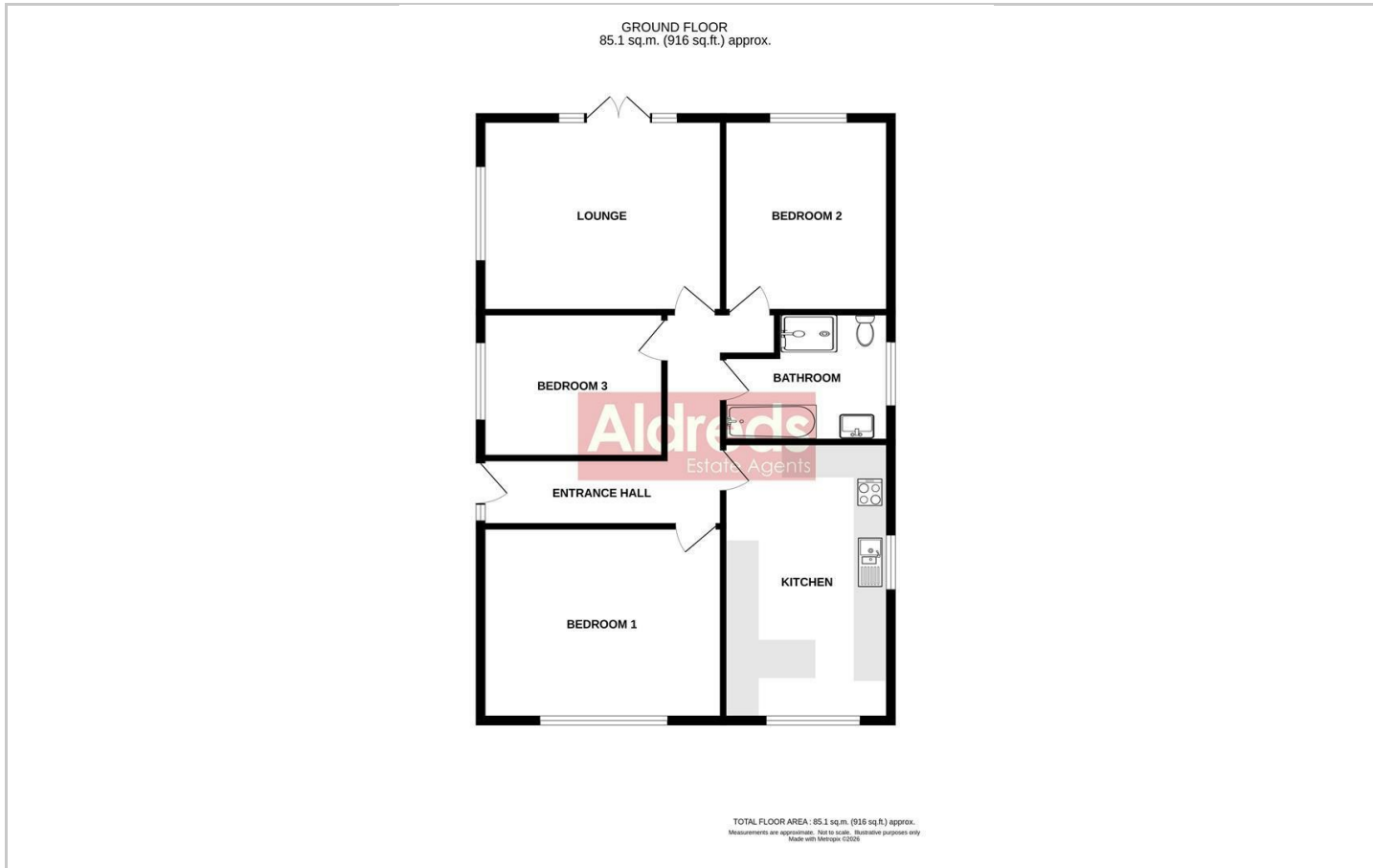
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## Ref

G18456/02/26



## Floor Plans



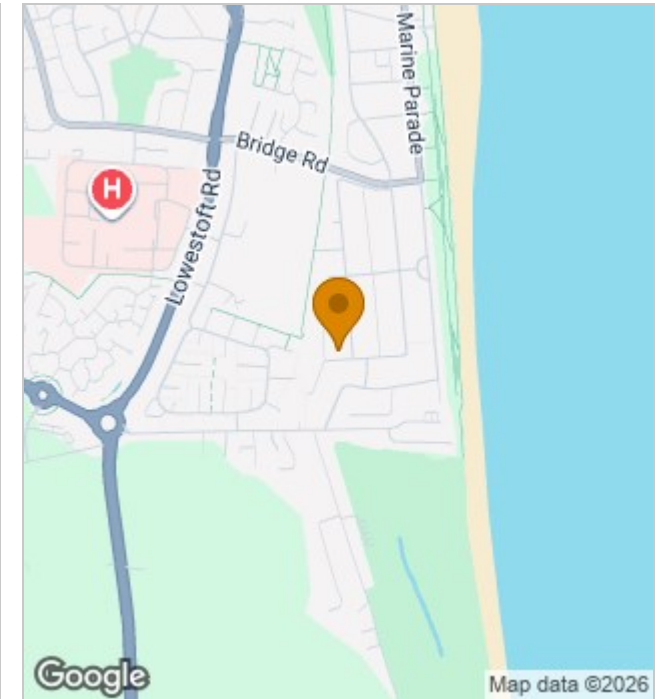
## Viewing

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

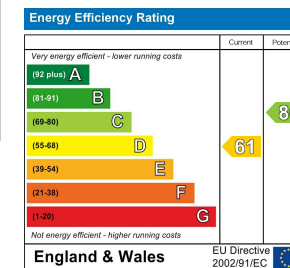
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## Location Map



## Energy Performance Graph



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