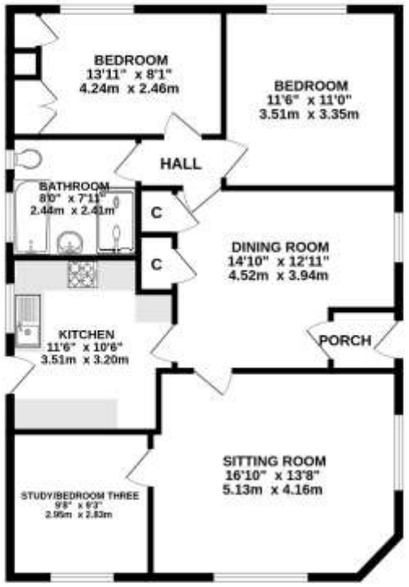
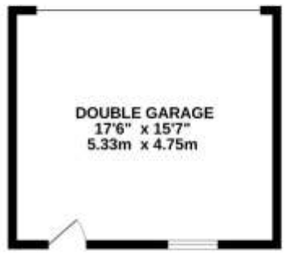
GROUND FLOOR





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ICONIC
ESTATE AGENTS

Links Road, Gorleston, Gt. Yarmouth
OIEO £325,000 Freehold



Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**
Norwich **01603 740044**

We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

- Attractive Detached Bungalow
- Sought After Location
- Two Well Proportioned Bedrooms
- Modern Fitted Kitchen
- Family Bathroom Suite
- Generous Rear Garden With Two Patio Areas
- Detached Double Garage
- Double Driveway With Ample Parking
- Short Walk To Gorleston's Award Winning Beach
- EPC Rating Tbc / Council Tax Band D

ICONIC

Links Road
Gorleston, Gt. Yarmouth, NR31 6JP

Description

Situated on the ever-popular Links Road in Gorleston, this attractive detached bungalow offers spacious and versatile accommodation, a generous rear garden, a double garage and is just a short stroll from Gorleston's award-winning beach.

The accommodation begins with an entrance porch which opens into a spacious open-plan dining area. Originally configured as a hallway and third bedroom, this versatile space now provides an excellent area for entertaining, complete with two useful storage cupboards and access to the principal rooms. The sitting room is a particularly bright and welcoming space, measuring in excess of 16ft and benefitting from two large windows that flood the room with natural light. A doorway leads into the adjoining study, which offers excellent flexibility and could easily serve as a third bedroom or guest room if required. The kitchen is fitted with a modern range of high-gloss wall and base units with complementary work surfaces over. Integrated appliances include a double oven, separate four-ring gas hob with extractor hood above and an integrated dishwasher, whilst there is additional space for a fridge/freezer. A useful cupboard houses the combination boiler, and a door provides access to the side of the property.

There are two well-proportioned double bedrooms, with the second bedroom benefitting from a range of fitted wardrobes. The family bathroom is beautifully appointed with a four-piece white suite comprising a panelled bath with mixer tap and shower attachment, separate shower cubicle with rainfall shower, low-level WC and wash hand basin. Slate flooring, fully tiled walls and inset spotlights complete the room.

Outside

Outside, the property continues to impress. The front garden is mainly laid to lawn with a low-level retaining wall and pathway leading to the entrance, while timber gates provide access to both sides of the property. The generous rear garden enjoys two spacious brick-weave patio seating areas connected by a central pathway, with the remainder laid to lawn and complemented by established flower and shrub borders, creating a wonderful space to relax or entertain.
The detached double garage features recessed spotlights, an electric roller door and an additional pedestrian door. A double-width driveway to the rear provides ample off-road parking. The property has also been well maintained, benefitting from brand new fascias, bargeboards and guttering installed in 2026, together with a recently fitted electric roller garage door.

Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

Services

Mains Drainage, Water, Gas, Electricity and Broadband are all connected.

Local Authority

Great Yarmouth Borough Council, Hall Plain, Gt. Yarmouth, NR30 2QF
Council Tax D

Directions

From the A47 Yarmouth Road, at the roundabout where the road becomes Lowestoft Road, take the first exit onto Links Road where the property can be found on the left hand side.

Agents Notes

Under Section 21 of the Estate Agency Act, the owner of the property is associated with Iconic Estate Agents.











