

**Aldreds**  
Estate Agents



3 Gresham Close

Gorleston, Great Yarmouth, NR31 7DY

Offers In Excess Of £250,000



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### 3 Gresham Close

Gorleston, Great Yarmouth, NR31 7DY

Sitting very close to the James Paget Hospital in this popular south Gorleston location, Aldreds are pleased to offer this spacious and extended, three bedroom detached bungalow. The property has an entrance hall, lounge, kitchen, utility room, bathroom, WC and three bedrooms. Gas central heating and double glazing. Gardens to front & rear. Driveway to garage. No chain

#### Entrance Hall

Loft access, double glazed window to side aspect, entrance door

#### Lounge

15'10" x 12'4" (4.85 x 3.76)

Double glazed window to front aspect, double glazed window to side aspect, radiator

#### Kitchen

12'0" x 11'0" (3.68 x 3.37)

Base & wall units with worktops, double glazed window to side aspect, gas hob, electric oven, sink with drainer, part tiled walls

#### Utility Room

8'4" x 5'1" (2.55 x 1.55)

Door to side, plumbing for washing machine

#### Bedroom 1

12'11" x 10'2" (3.95 x 3.1)

Double glazed window to rear aspect, radiator

#### Bedroom 2

11'3" x 10'7" (3.45 x 3.24)

Door to garage, double glazed window to side aspect, double glazed window to rear aspect, radiator

#### Bedroom 3

10'2" x 9'5" (3.1 x 2.88)

Built in wardrobe, double glazed window to side aspect, radiator





### Bathroom

7'1" x 5'6" (2.16 x 1.68)

Panel bath, hand basin, low level WC, part tiled walls, opaque double glazed window to side aspect, radiator

### WC

Low level WC opaque double glazed window to side aspect, radiator

### Outside

To the front there is a driveway to garage with power & light. Front garden. To the rear there is a lawned garden with paved patio

### Tenure

Freehold

### Services

Mains water, electricity, gas, drainage

### Council Tax

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, at the next traffic lights turn right into Brasenose Avenue, turn second right in to Gresham Close.

Ref G18347/07/25



## Floor Plan



## Viewing

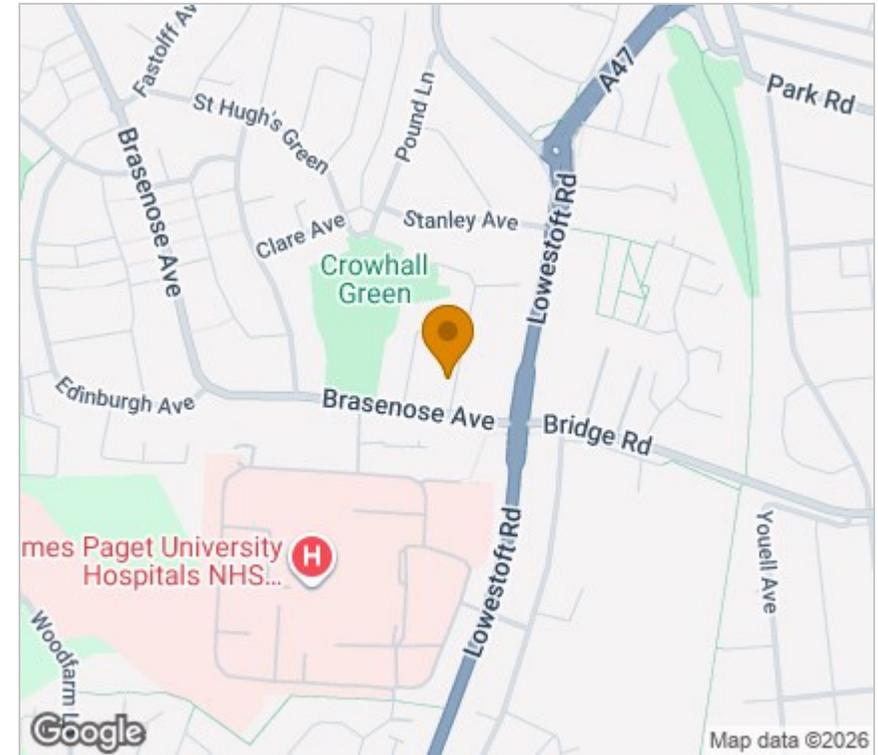
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

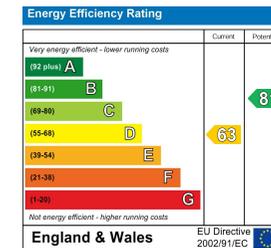
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## Area Map



## Energy Efficiency Graph



149 High Street, Gorleston, Norfolk, NR31 6RB  
 Tel: 01493 664600 Email: [gorleston@aldreds.co.uk](mailto: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