181 Lowestoft Road

Gorleston, NR31 6SS

£269,000

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Offered with no onward chain, this detached bungalow presents a fantastic opportunity for buyers looking to put their own stamp on a home. Originally designed as a three-bedroom property, the current owners have converted the third bedroom into a practical utility room, although it could easily be reinstated as a bedroom as part of a renovation. Set back from the main road in a popular residential location, the property also benefits from gas central heating, a private driveway, detached garage and excellent renovation potential throughout.

The generous lounge/diner provides a superb space for both relaxing and entertaining, while the easy-access wet room adds further practicality. Offering flexible accommodation and plenty of scope to modernise and personalise, this is an ideal purchase for anyone seeking a well-positioned bungalow with the potential to create a fantastic long-term home.

Entrance Hall

Tile floor, double-glazed front door with an adjacent double-glazed window. Built-in cupboard and a radiator.

Lounge/Diner

11'5" (max) x 26'5" (3.48m (max) x 8.06m)

Large double-glazed window to the front, two smaller double-glazed windows to the side, and a metal sliding door to the rear. Carpet flooring, gas fire with a brick mantelpiece, and two radiators.

Kitchen

13'10" x 9'11" (4.24m x 3.04m)

Tile floor; double-glazed windows to the front and side, and a double-glazed door to the side. Laminated countertops with under- and over-counter storage, sink and draining board, built-in gas hob, and an integrated oven. Built-in space for a pantry/cupboards, space for a fridge-freezer, a radiator, and a wall-mounted electric heater.

Inner Hallway

Carpet floor. Provides access to two bedrooms, the shower room, utility room, and the loft via a loft hatch. Built-in cupboard and a wall-mounted radiator.

Bedroom 1

11'10" x 9'11" (3.61m x 3.03m)

Double-glazed window to the rear; carpet floor. Built-in wardrobes and a radiator.

Bedroom 2

9'7" x 11'5" (2.93m x 3.49m)

Double-glazed window to the rear (looking into the external utility room); laminate flooring. Built-in wardrobes and a radiator.

Utility Room/Bedroom 3

7'6" x 8'11" (2.29m x 2.73m)

Tile floor; laminate countertop with under-counter space for a washing machine and dryer. Sink and draining board, double-glazed window to the side, and wall-mounted cupboards. Built-in pantry/cupboard space.

Wet Room

7'0" x 7'4" (2.15m x 2.25m)

Vinyl floor; double-glazed window to the side. Walk-in shower with wall-mounted shower head, WC, basin with vanity storage, and a radiator.

Secondary Utility (External Access)

Accessed exclusively from the rear garden (no internal access); polycarbonate roof. Partial vinyl wood-effect flooring over a concrete base; double-glazed door and two double-glazed windows to the rear. Sink and draining board with under-cupboards, laminate countertop, matte wall-mounted cupboard, and plumbing installed for a washing machine or dishwasher.

Garage

Concrete floor, manual up and over door, window to side aspect.

Outside Front

Grass lawn, concrete driveway, and concrete path leading to the front door. Hedgerow and timber fence boundaries, two mature trees, and a concrete path leading around the property with a wrought-iron fence towards the rear.

Outside Rear

Grass lawn, shingle seating area, and a concrete patio. Brick-built garage with a manual up-and-over door. Timber fence boundaries throughout.

Council Tax

Great Yarmouth Borough Council - Band C

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

Head south along Gorleston High Street and proceed over the traffic lights onto Lowestoft Road which leads into Victoria Road. Continue past Clarence Road on the left and take the next turning on the right. This road winds round to the right and leads to a roundabout. Take the first exit and before the next roundabout take the first left into Elmhurst Close and the right at the junction. The property will be found on the left hand side.

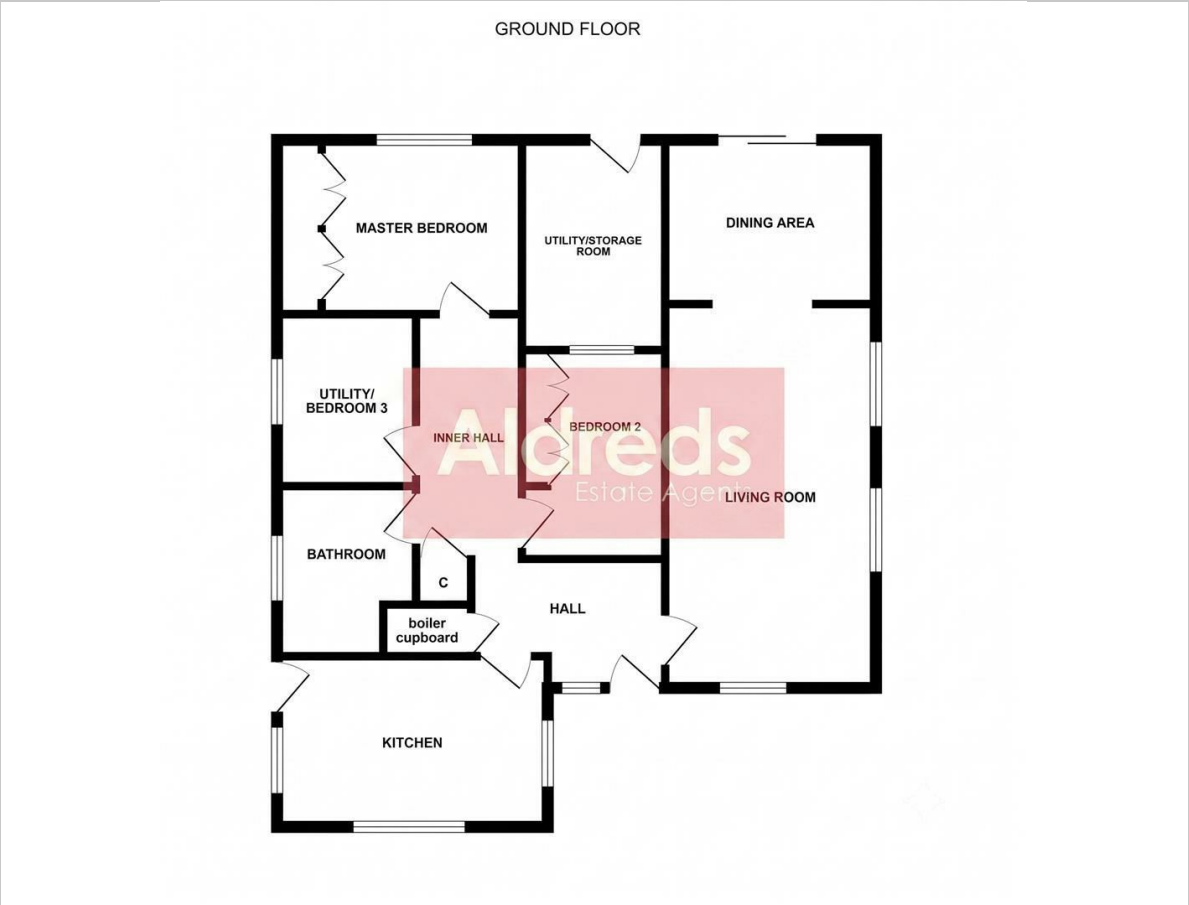
What 3 Words

///wishing.decorated.regrowth

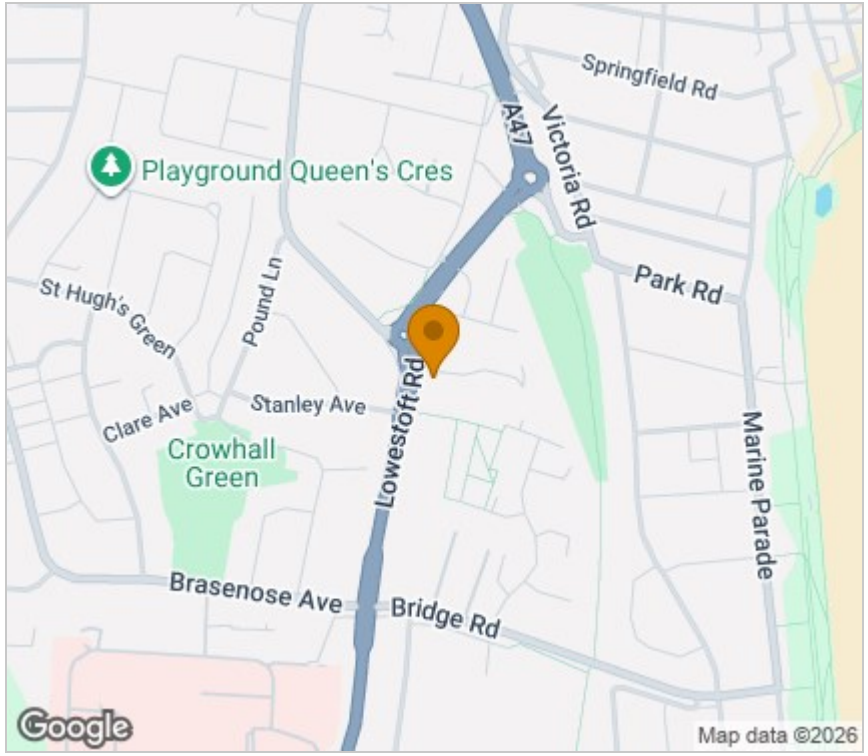
Ref

G18581/07/26

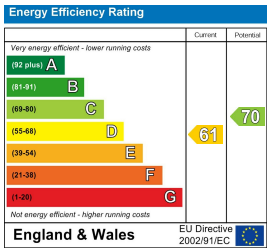
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

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if you wish to arrange a viewing appointment for this property or require further information.

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