

Aldreds
Estate Agents



38 Youell Avenue, Gorleston, NR31 6HT

£385,000





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- Detached Bungalow
- Lounge
- UPVC Double Glazed Conservatory
- Gas Central Heating & UPVC Double Glazing
- South Facing Rear Garden
- 3/4 Bedrooms
- Kitchen
- Bathroom with Separate Shower
- Long Driveway & Garage
- No Onward Chain

A spacious 3/4 bedroom detached bungalow in a cul-de-sac location with a south facing rear garden. The property offers well proportioned accommodation including lounge, dining room/4th bedroom, kitchen, UPVC double glazed conservatory, 3 double bedrooms and a shower room with a separate shower cubicle. Gas central heating and UPVC double glazed windows. Ideally situated for access to the James Paget Hospital and award winning Gorleston beach. No onward chain.



Entrance Lobby 4'4" x 4'0" (1.32m x 1.22m)

UPVC entrance door with two double glazed panels. Coving.

Entrance Hall

Panelled inner door with two glazed panels. Radiator. Thermostat control the heating. Built-in cloaks/storage cupboard. Coving. Loft access hatch.

Lounge 13'11" x 11'10" plus bay (4.24m x 3.61m plus bay)

Radiator. Coal effect living flame gas fire with wood surround and marble inset and hearth. Television and telephone points. Coving. Two UPVC double glazed windows side aspect. Bay with UPVC double glazed windows to front aspect.

Kitchen 10'11" x 10'5" (3.33m x 3.18m)

Worktops with cupboard and drawers below. Stainless steel one and a half bowl single drainer sink unit with mixer tap. Tiled splashback. Matching wall cupboards and tall unit with cupboards above and below a built-in fan assisted double oven and grill. Stainless steel four ring gas hob with a concealed extractor above. Utility space below worktop with plumbing for washing machine. Space for refrigerator with cupboard above. Built-in shelved pantry cupboard. Walk-in cupboard with a wall mounted gas fired combination boiler, double power point, space for freezer and light. Coving. Inset ceiling spotlights. UPVC double glazed window to side aspect. UPVC double glazed door to conservatory.





Conservatory 12'0" x 10'3" (3.66m x 3.12m)

Worktop with cupboard below and space for a condensing double dryer. Low brick construction with a pitched polycarbonate roof and UPVC double glazed windows to side and rear aspects. Double power points. UPVC double glazed doors leading out to a paved patio and rear garden.

Dining Room/Bedroom 4 10'11" x 9'11" (3.33m x 3.02m)

Radiator. Coving. UPVC double glazed windows to side and rear aspects. UPVC double glazed door to the paved patio and rear garden.

Bedroom 1 12'10" x 11'5" including wardrobes (3.91m x 3.48m including wardrobes)

Radiator. Fitted wardrobes. Matching bedside cabinets and a low six drawer unit. Television point. Coving. Bay with UPVC double glazed windows to front aspect.

Bedroom 2 12'9" x 8'11" (3.89m x 2.72m)

Radiator. Fitted double wardrobe. Built-in storage cupboard. Coving. UPVC double glazed window to side aspect.

Bedroom 3 9'10" x 7'5" (3.00m x 2.26m)

Radiator. Built-in double wardrobe with shelf and hanging rail. Coving. UPVC double glazed window to side aspect.



Bathroom 8'4" x 7'3" (2.54m x 2.21m)

White suite comprising panelled bath with tiled surround and mixer tap with shower attachment. WC with concealed cistern. Wash basin with cupboard below. Tiled splashback. Tiled corner shower cubicle with a mixer shower. Chrome towel radiator. Extractor. Coving. Inset ceiling spotlights. Two UPVC double glazed windows to rear.

Outside 6.12m x 3.07m

The front garden is laid to lawn with shrub border. A long driveway leads to the side of the property to a detached garage 6.12m x 3.07m (20'1" x 10'1") with an electric remote controlled roller shutter door, light and power, two single glazed windows to side and a UPVC door to the rear garden. The rear garden is enclosed by fencing, south facing and laid to lawn with established trees and shrubs with a paved patio to the immediate rear of the property and a small garden pond. Adjoining the rear of the garage is a greenhouse and there is a timber built summer house. Outside cold water tap to the side of the property.

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

Heading south on Gorleston High Street, proceed over the traffic lights onto Lowestoft Road which leads into Victoria Road. Continue past the signpost for the A47 and round to the left onto Park Road. Take the first turning on the right onto Victoria Road. At the end of Victoria Road turn right and then immediately left onto Youell Avenue. Follow the road round to the left and turn into the second cul-de-sac on the right and the property will be found on the left hand side.

what3words

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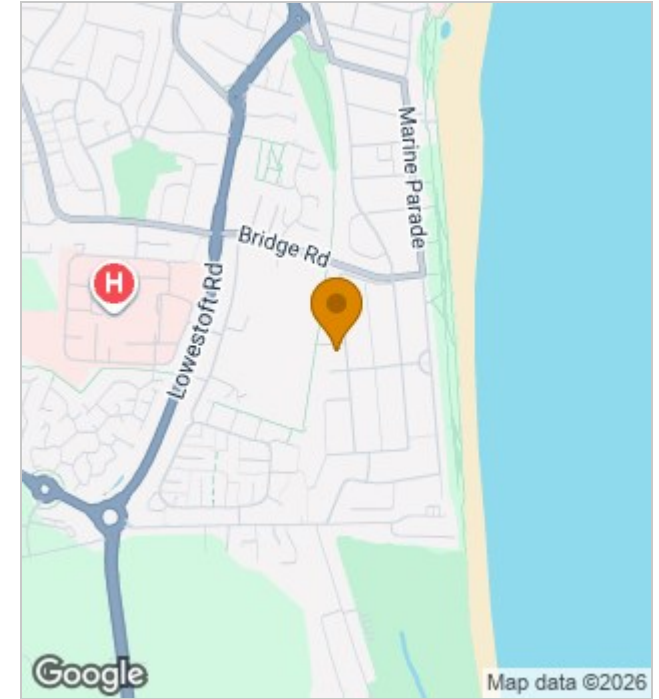
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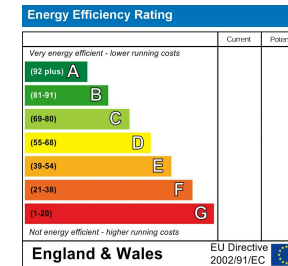
Floor Plans



Location Map



Energy Performance Graph



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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