Aldreds
Estate Agents

3 Greenacres Woodfarm Lane

, Gorleston, NR31 7JA

£175,000

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, Gorleston, NR31 7JA

This charming two-bedroom end terrace house offers well-presented accommodation throughout, complemented by a conservatory to the rear and a cosy lounge featuring a wood burner. Further benefits include a private driveway, owned solar panels with excess electricity sold back to the National Grid, and a well-established private rear garden.

Situated in a convenient coastal location, the property is within easy reach of the beach, James Paget Hospital, local schools, shops and transport links. Tastefully decorated throughout, this appealing home would make an excellent choice for first-time buyers, downsizers or those seeking a well-connected coastal property.

Entrance Porch

Double glazed window to front, and door to side, open access into lounge.

Lounge

15'5" x 12'9" (4.70m x 3.91m)

Double glazed window to front, laminate floor, stairs to first floor, wood burner, electric heater, access to kitchen.

Kitchen/Dining Room

12'9" x 7'8" (3.91m x 2.36m)

Vinyl floor, double glazed window and door to rear, laminate counter tops with over and under counter storage, built in cupboard, space for free standing washing machine, integrated appliances including fridge freezer, sink with draining board, oven and hob.

Conservatory

10'9" x 7'10" (3.30m x 2.41m)

Tile floor, double glazed window to the rear and side, double glazed sliding door to the side, polycarbonate roof.

First Floor Landing

Carpet floor, loft hatch giving access to a boarded loft space via an extended ladder with lighting, providing extra storage, access to 2 bedrooms and bathroom.

Bedroom 1

12'9" (max) x 9'6" (3.91m (max) x 2.92m)

Carpet floor, double glazed window to front, electric heater.

Bedroom 2

12'9" x 6'7" (3.91m x 2.03m)

Laminate floor, 2 double glazed windows to rear, airing cupboard, perfect as a guest room or a home office.

Bathroom

Vinyl floor, double glazed window to side, WC, basin with vanity storage, walk in shower cubicle with wall mounted shower.

Outside Front

Concrete driveway, paved path to front door, hedgerow boundaries, easy maintenance shingle area, access around the side to the rear garden via timber access gate.

Outside Rear

Grass lawn, timber fence boundaries, various decorative shrubs, patio area with timber shed, side access gate leading to front of the property.

Tenure

Freehold

Services

Mains water, drainage, electric (owned solar panels with any surplus being fed back to the grid), electric heating (wall mounted panel heaters) with the addition of a wood burner as a secondary heat source.

Council Tax

Great Yarmouth Borough Council - Band B

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, continue over the roundabout, at the next set of traffic lights turn left into Magdalen Way, take the third turning right into Hertford Way, at the 'T' junction turn left into Oriel Avenue, continue past Herman School, turn left into Greenacres where the property can be found on the left hand side.

What 3 Words

///info.organist.dream

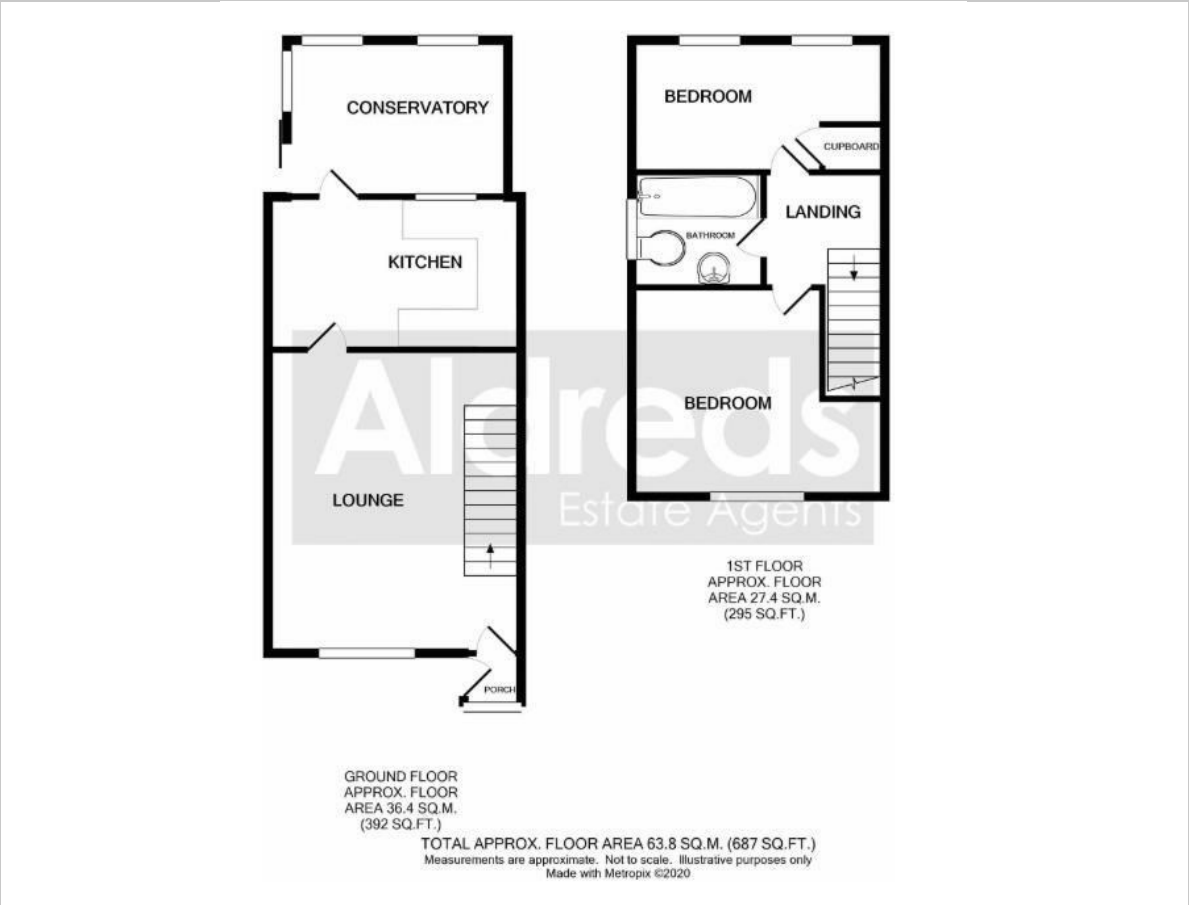
Ref

G18607/09/26

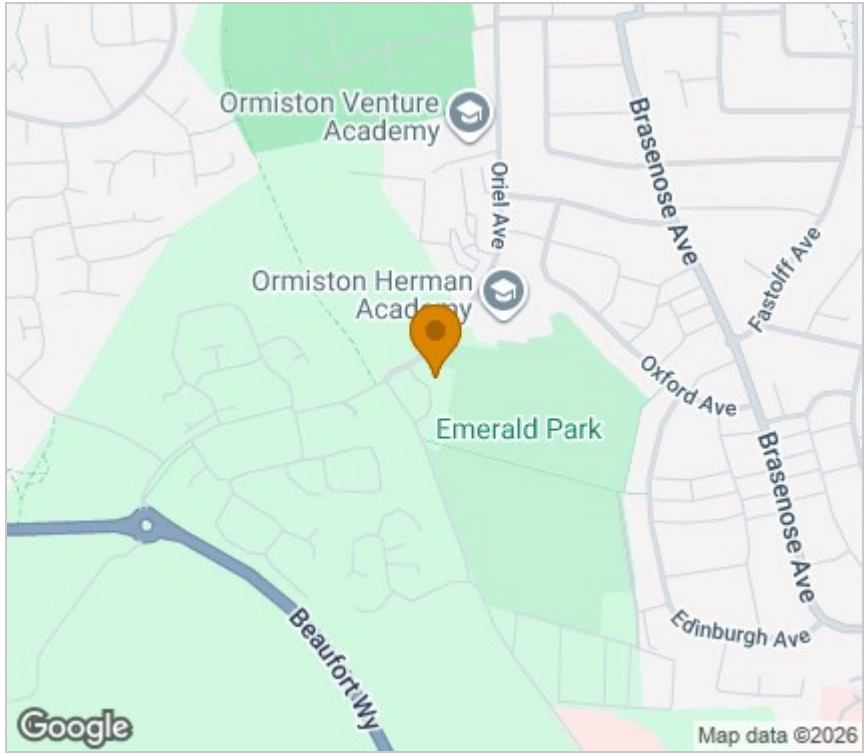
Agents Note

The vendors are happy to include the fridge/freezer and the washing machine in the price of the property.

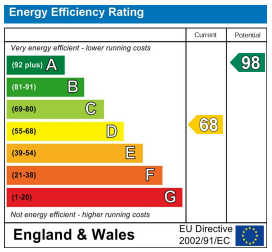
Floor Plan



Area Map



Energy Efficiency 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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