



22 Burgh Road

Gorleston, Great Yarmouth, NR31 8BE

Offers In Excess Of £270,000



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With a larger than average rear garden and a large driveway to front, Aldreds are pleased to offer this extremely well presented and extended three bedroom semi detached house. The property has an entrance hall, lounge, fantastic kitchen/dining room and a ground floor bathroom. On the first floor there is a landing, master bedroom with ensuite, two further bedroom and a cloakroom. Gas central heating and sealed unit double glazing. Carpets as fitted are included in the asking price.

Entrance Hall

Stairs rising to landing, door to front, window to side aspect, radiator.

Lounge

15'7" x 14'6" (4.75 x 4.42)

Double glazed window to front aspect, radiator.

Kitchen/Dining Room

15'7" x 14'6" (4.75 x 4.42)

Base & wall units with worktops, island unit, wine cooler, double glazed French doors to garden, inset ceiling lights, wall mounted gas boiler in storage cupboard, plumbing for washing machine, electric hob, electric oven.

Bathroom

7'10" x 5'5" (2.39 x 1.65 (2.38 x 1.66))

Tiled walls, panel bath, hand basin, low level WC, opaque double glazed window to rear aspect, radiator.

Landing

Loft access

Master Bedroom

14'2" x 9'7" (4.32 x 2.92)

Double glazed window to front aspect, radiator, door to:-

Ensuite

6'7" x 5'8" (2.01 x 1.73)

Shower, low level WC, hand basin, opaque double glazed window to side aspect, radiator.





Bedroom 2

15'3" x 8'4" (4.65 x 2.54 (4.64 x 2.53))

Double glazed window to rear aspect, radiator.

Bedroom 3

9'5" x 6'9" (2.87 x 2.06 (2.86 x 2.07))

Double glazed window to rear aspect, radiator.

Cloakroom

Low level WC, hand basin, opaque double glazed window to side aspect.

Outside

To the front of the property there is a driveway. To the rear there is a patio and a large lawned garden with shrubs.

Tenure

Freehold

Services

Mains water, electricity, gas, drainage.

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.

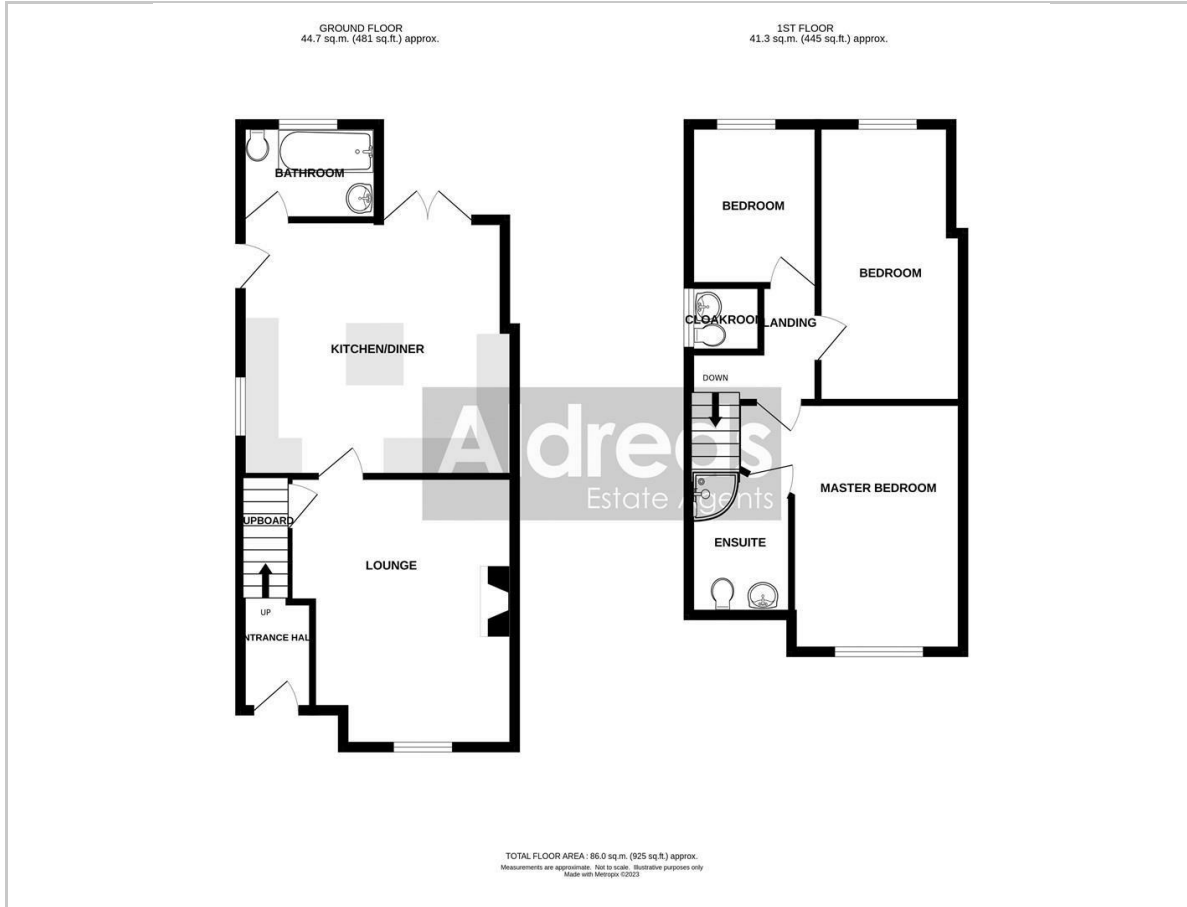
Directions

From the Gorleston office, head North along the High Street, continue into High Road, at the traffic lights turn left into Beccles Road, at the roundabout turn right into Burgh Road where the property can be found on the right hand side.

Ref: G17851/04/23



Floor Plan



Viewing

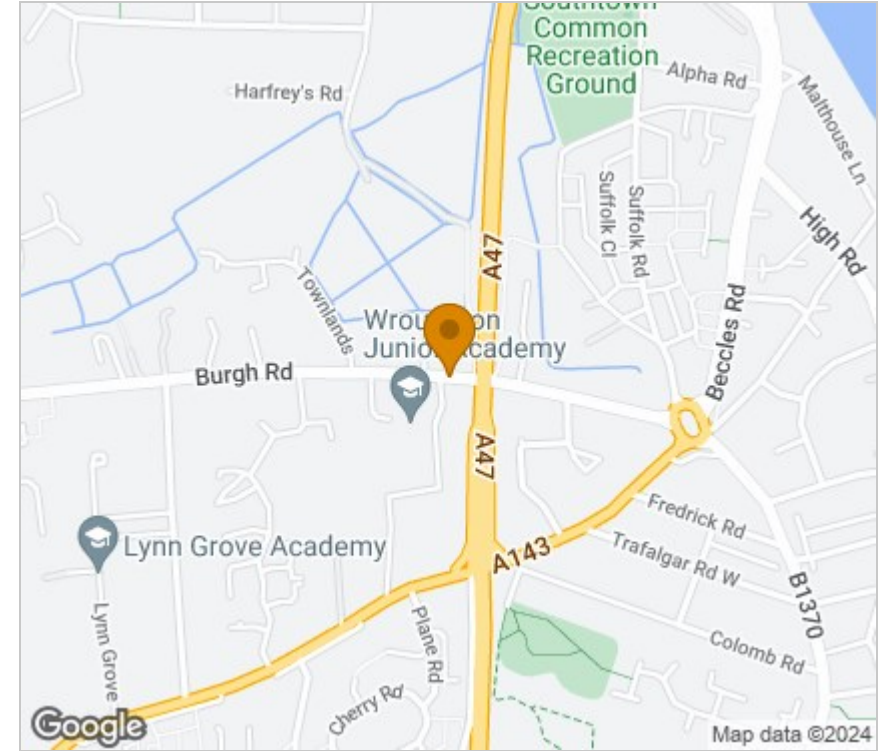
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

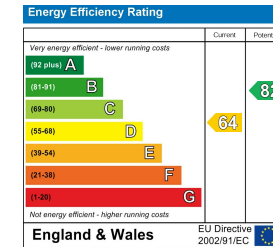
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Area Map



Energy Efficiency Graph



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