

**Aldreds**  
Estate Agents



98 Burgh Road

Gorleston, Great Yarmouth, NR31 8BD

Price Guide £350,000 - £365,000



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## 98 Burgh Road

Gorleston, Great Yarmouth,

NR26 0BB

\*\*\*GUIDE PRICE £350,000-£365,000\*\*\*An extended detached bungalow with spacious accommodation including an open plan kitchen/dining/family room, 3 double bedrooms, lounge, utility room, en-suite shower room and a further shower room. The property benefits from gas central heating and UPVC double glazed windows and doors. There is clear potential to remodel the accommodation to create a living space with bi-fold doors overlooking the rear garden.

### Lounge

13'11" x 12'10" into bay (4.24m x 3.91m into bay)

Radiator. Feature gas burner with fire surround on a raised tiled hearth. Low fitted cupboards in recessed either side of the chimney breast. Bay with UPVC double glazed windows to front.

### Kitchen/Dining Room

21'1" x 13'11" max, 10'11" min (6.43m x 4.24m max, 3.33m min)

Worktops with cupboards and drawers below and an inset one and a half bowl single drainer sink with mixer tap. Tiled splashbacks. Matching wall cupboards with concealed lighting below and tall storage cupboards. Built-in fan assisted double oven and grill with cupboards above and below. Four ring gas hob with a concealed extractor above. Radiator. Built-in cupboard with a wall mounted gas fired combination boiler. UPVC double glazed window to side. UPVC door with double glazed panels to side.

### Family Room

13'0" x 11'4" (3.96m x 3.45m)

Radiator. UPVC double glazed window to rear.

### Utility Room

14'9" x 6'10" (4.50m x 2.08m)

Worktops with cupboards and drawers below. Wall cupboards. Utility space below worktop with plumbing for washing machine and space for tumble dryer. UPVC double glazed window to front. UPVC double glazed door to rear garden.

### Bedroom 1

21'4" x 9'10" max, 9'3" min (6.50m x 3.00m max, 2.82m min)

Two radiators. UPVC double glazed window to side aspect.

### En-suite Shower Room

9'4" x 6'8" (2.84m x 2.03m)

Large tiled corner shower cubicle with an electric shower unit. White wash basin with cupboard below. Tiled splashback. WC. Chrome towel radiator. Extractor. UPVC double glazed windows to front and side.





### Bedroom 2

12'4" x 11'11" (3.76m x 3.63m)

Radiator. UPVC double glazed window to rear aspect.

### Bedroom 3

12'8" x 9'11" (3.86m x 3.02m)

Radiator. UPVC double glazed window to side aspect.

### Shower Room

Large recessed tiled shower cubicle with a mixer shower. White pedestal wash basin with tiled splashback. WC. Towel radiator. Extractor. UPVC double glazed window to side.

### Outside

A brick weave driveway provide ample parking to the front of the property and also leads to the side of the property. Outside cold water tap and external electric plug socket to side of property. There is a gate and pathway on the other side of the property which leads to the rear garden which is laid to lawn with shrub borders and a large raised paved patio area to the immediate rear of the property. Outside cold water tap and external electric plug socket to the rear of the property.



### Tenure

Freehold

### Services

Mains gas, electricity, water and drainage are connected.

### Council Tax

Great Yarmouth Borough Council - currently Band C. There is an improvement indicator showing on this property and the band will be reviewed and may increase following the sale of the property. This occurs where a property has been improved or extended since it was placed in a Council Tax band.



### Location

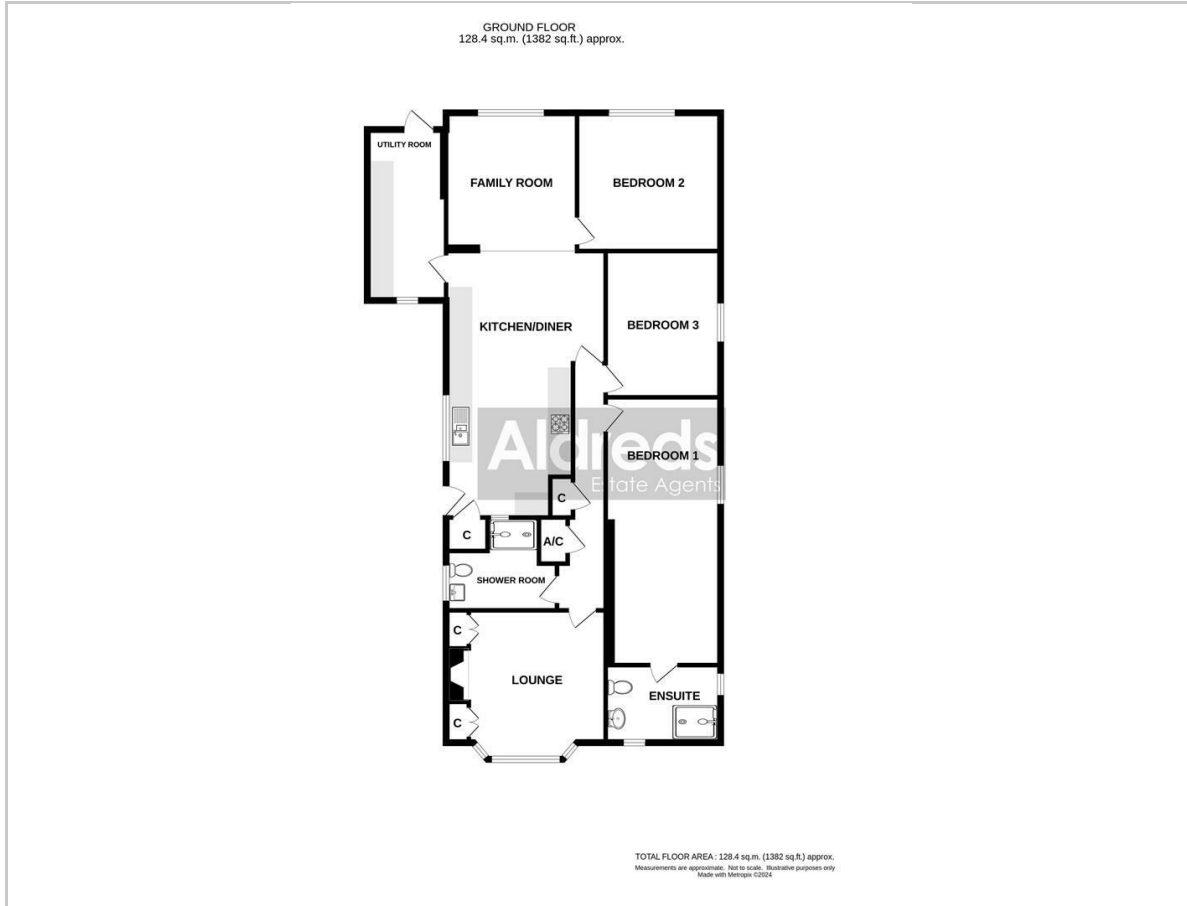
Gorleston on Sea is a coastal town 2 miles from Great Yarmouth centre and has a varied selection of local shops \* Golf Course \* Modern District hospital \* Schools for all ages \* Library \* Regular bus services to the main shopping areas and a sandy beach.

### Energy Performance Certificate

EPC rating - C (70)

Ref: G17996/02/24

## Floor Plan



## Viewing

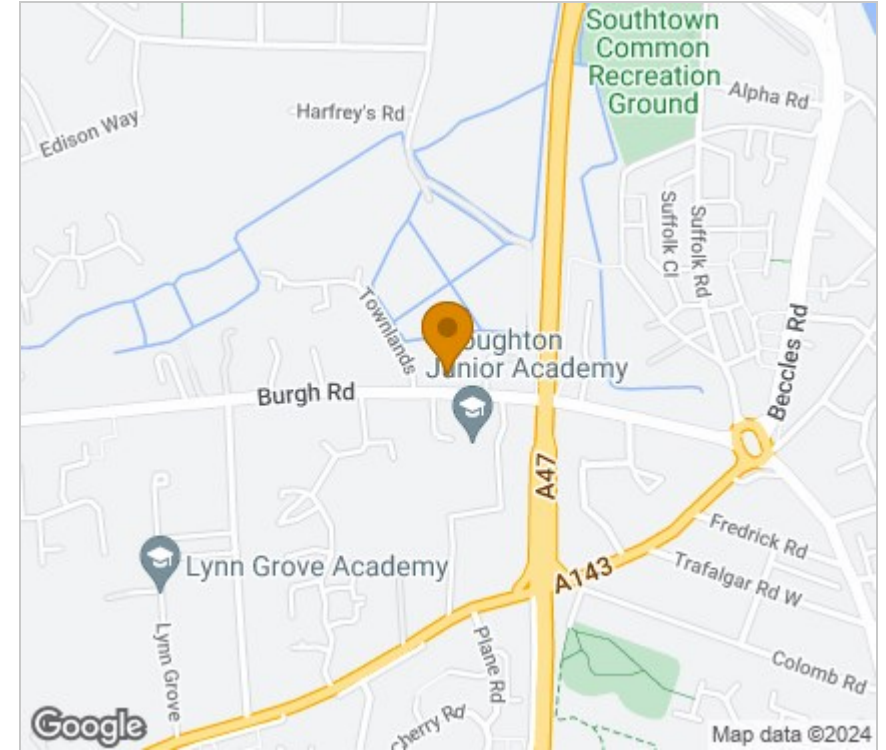
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

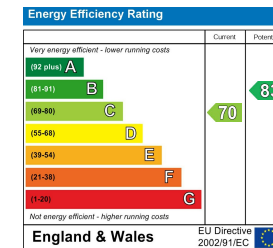
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## Area Map



## Energy Efficiency Graph



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