

**Aldreds**  
Estate Agents



59 Englands Lane

Gorleston, Great Yarmouth, NR31 6BE

£170,000





## 59 Englands Lane

Gorleston, Great Yarmouth,

A semi-detached house in a great location, ideally positioned for access Gorleston beach and the High Street. The property offers accommodation including entrance hall, lounge, dining room, kitchen, ground floor shower room/utility and 3 bedrooms and a bathroom off the landing. In addition, the property has gas central heating, double glazed windows and an enclosed rear garden.

### Entrance Hall

UPVC entrance door with double glazed panel. Wood effect laminate floor. Radiator. Stairs to first floor landing.

### Lounge

12'5" x 11'7" max (3.78m x 3.53m max)

Radiator. Telephone point. Cable television point.

### Inner Hallway

Electronic thermostat control for heating. Built-in under stairs storage cupboard.

### Dining Room

7'10" x 11'9" max, 8'8" min (2.39m x 3.58m max, 2.64m min)

Radiator. UPVC double glazed window to side aspect. UPVC double glazed doors to side entrance porch.

### Side Entrance Porch

7'1" x 5'7" (2.16m x 1.70m)

Polycarbonate roof. Single glazed windows. Door to side.

### Kitchen

14'3" x 8'8" (4.34m x 2.64m)

Worktops with cupboards and drawers below and an inset stainless steel sink with mixer tap. Tiled splashbacks. Matching wall cupboards. Space for gas cooker with a concealed extractor above. Cupboard concealing a wall mounted gas fired combination boiler. Radiator.

### Rear Hallway

UPVC double glazed door to side.

### Shower/Utility Room

8'1" x 4'6" plus recess (2.46m x 1.37m plus recess)

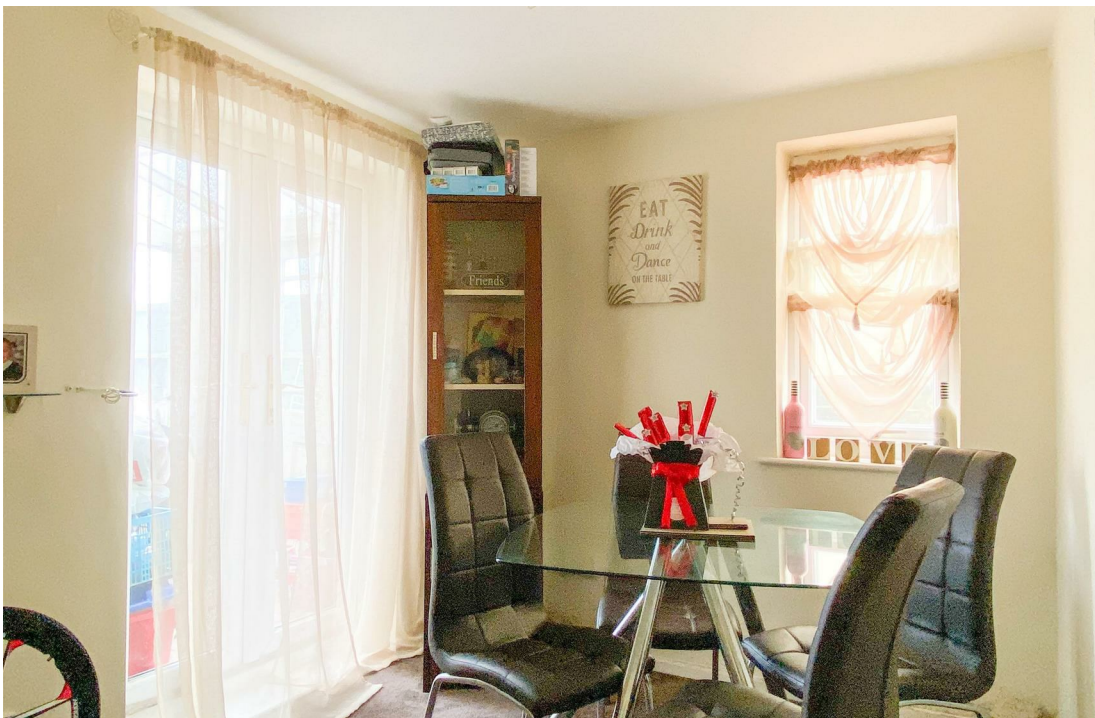
Fully tiled walls and a corner shower cubicle with an electric shower unit. WC. Suspended hand wash basin. Plumbing for washing machine and space for tumble dryer. Radiator. Extractor.

### Landing

Radiator. Built-in storage cupboard. Loft access hatch.







#### Bedroom 1

12'11" x 14'7" max, 11'7" min (3.94m x 4.45m max, 3.53m min)

Radiator.

#### Bedroom 2

8'8" x 7'11" (2.64m x 2.41m)

Radiator.

#### Bedroom 3

8'8" x 7'0" (2.64m x 2.13m)

Radiator.

#### Bathroom

6'10" x 5'5" (2.08m x 1.65m)

White suite comprising panelled bath with tiled surround and mixer tap with shower attachment. Pedestal wash basin with tiled splashback. WC. Towel radiator.

#### Outside

A pathway and gate to the side of the house leads to the rear garden which is enclosed by fencing.

#### Tenure

Freehold.

#### Services

Mains water, electricity, gas and drainage are connected.

#### 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

Heading south on High Street, proceed over the traffic lights onto Lowestoft Road. Continue past Sussex Road and Barham Court on the left and take the next turning on the left onto Englands Lane where the property will be found on the left hand side.

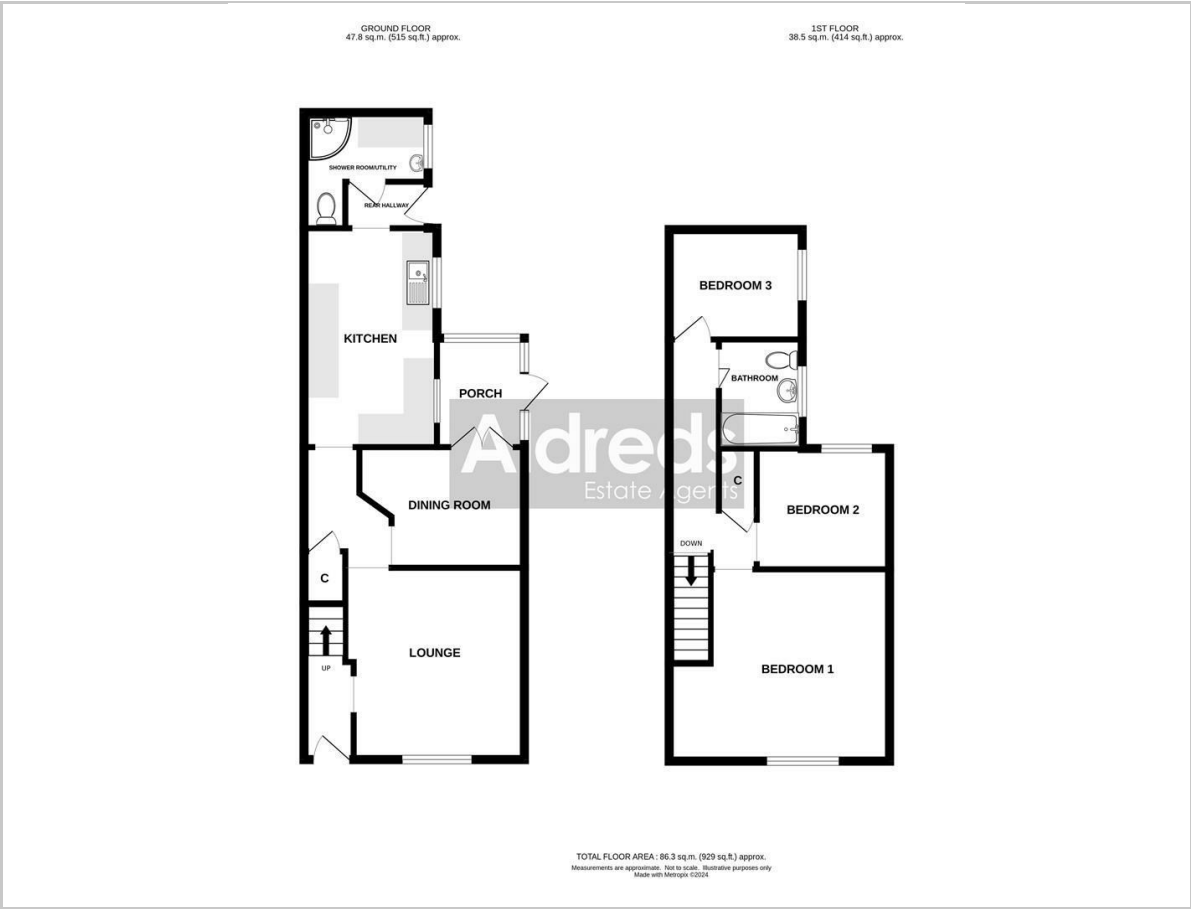
#### Energy Performance Certificate (EPC)

EPC rating - E (48), potential C (76)

Ref: G17994/02/24



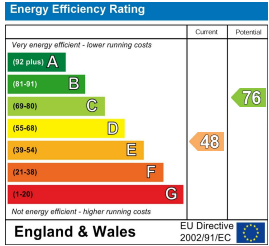
Floor Plan



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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