

Aldreds
Estate Agents



39 Elm Avenue

Gorleston, Great Yarmouth, NR31 7PL

Asking Price £294,000



39 Elm Avenue

Gorleston, Great Yarmouth,

A modern 3 bedroom detached bungalow, tucked away at the end of a cul-de-sac with a private south/south west facing rear garden. The property benefits from gas central heating, burglar alarm system and UPVC double glazed windows.

Entrance Hall

Entrance door with double glazed panel and double glazed side panel. Radiator. Telephone point. Built-in airing cupboard with hot water cylinder and immersion heater. Electronic thermostat control for heating. Coved and textured ceiling.

Lounge/Diner

15'9" x 12'2" max, 8'10" min (4.80m x 3.71m max, 2.69m min)

Two radiators. Television and telephone points. Feature period style electric fireplace. Dado rail. Decorative coving. UPVC double glazed window to side aspect with electric top opening. Tri-fold doors to conservatory.

Conservatory

10'9" x 6'2" (3.28m x 1.88m)

Two double power points. Electric rechargeable remote controlled blinds. UPVC double glazed windows and door to side. Polycarbonate roof.

Kitchen

10'11" x 8'0" (3.33m x 2.44m)

Worktops with cupboards and drawers below. Inset one and a half bowl sink with mixer tap. Tiled splashbacks. Matching wall cupboards. Built-in fan assisted oven. Four ring electric hob with a concealed extractor above. Utility space below worktop with plumbing for washing machine. Further utility space below worktop for freezer and space for fridge. Wall mounted gas fired boiler. UPVC Door with double glazed panel to the rear garden.

Bedroom 1

10'8" x 8'8" to wardrobe (3.25m x 2.64m to wardrobe)

Radiator. Large fitted wardrobe with three sliding doors (two mirrored).

Bedroom 2

11'2" x 9'10" max (3.40m x 3.00m max)

Radiator.

Bedroom 3

8'10" x 6'5" including wardrobe (2.69m x 1.96m including wardrobe)

Fitted double wardrobe. Radiator.





Shower Room

5'11" x 5'5" plus door recess (1.80m x 1.65m plus door recess)

Large tiled shower cubicle with a mixer shower. White WC and pedestal wash basin with tiled splashback. Radiator. Electric towel radiator. Fitted mirror with lights. Extractor.

Outside

17'8" x 8'9" (5.38m x 2.67m)

A large proportion of the front garden has been brick weaved to provide additional parking. The driveway leads to a semi-detached single garage 5.38m x 2.67m (17'8" x 8'9") with electric up-and-over door, light and power, overhead storage space, UPVC double glazed window and door. The rear garden is south/south west facing, enclosed and laid to lawn with established trees and shrubs. There is a small secluded covered area to the rear of the garage.

Tenure

Freehold

Services

Mains water, gas, electricity and drainage are connected.

Council Tax

Great Yarmouth Borough Council - Band D

Energy Performance Certificate (EPC)

EPC rating: 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

From the Gorleston office head south along the High Street, at the traffic lights turn right into Church Lane, at the roundabout turn left into Middleton Road. Elm Avenue is a turning on the left hand side. Follow Elm Avenue round to the right and the property will be found at the end.

Ref: G18003/02/24



