

Aldreds
Estate Agents



5a Cliff Lane

Gorleston, Great Yarmouth, NR31 6JY

Guide Price £280,000



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A rare opportunity to purchase a 2 bedroom semi-detached bungalow within a short stroll of the beach and close to Gorleston Golf Club. The property is offered for sale with no onward chain, has oil fired central heating, UPVC double glazed windows and would benefit from updating and improvement.

Entrance Porch 6'6" x 2'10" (1.98m x 0.86m)

Panelled entrance door with glazed panel. UPVC double glazed windows to side and rear.

Entrance Hall

Radiator. Telephone point. Built-in airing cupboard with hot water cylinder. Large walk-in storage cupboard with light. Loft access hatch.

Lounge/Diner 20'2" x 13'1" max +17'3" x 4'11" (6.17m x 3.99m max +5.26m x 1.52m)

Two radiators. Fireplace with brick surround. UPVC double glazed windows to side and rear.

Kitchen 16'3" x 9'3" max, (4.95m x 2.82m max,)

Worktops with cupboards and drawers below. Stainless steel one and a half bowl single drainer sink with mixer tap. Tiled walls. Matching wall cupboards. Built-in fan assisted double oven and grill. Four ring electric hob with an extractor above. Utility space below worktop with plumbing for washing machine. Tiled floor. Recess with a free standing oil fired boiler. Radiator. UPVC double glazed windows to side and rear. UPVC door with two double glazed panels to side.

Bedroom 1 13'1" x 10'7" (3.99m x 3.23m)

Fitted wardrobes with matching bedside units and vanity desk with drawers either the side and an overhead storage cupboard. Windows either side and above a glazed panel door to garden room.

Garden Room 10'11" x 5'0" (3.33m x 1.52m)

Radiator. UPVC double glazed window to front.

Bedroom 2 16'2" x 6'11" (4.93m x 2.11m)

Radiator. UPVC double glazed window to rear.





Bathroom

9'4" x 7'5" + door recess (2.84m x 2.26m + door recess)

Fully tiled walls. Panelled corner bath. Wash basin with cupboard below. WC. Large tiled shower cubicle with a mixer shower. Tiled floor. Radiator. UPVC double glazed window to rear.

Outside

The front garden has been beautifully landscaped with paved walkways and shingled areas meandering around established trees and shrubs with a garden pond. A long driveway widens to the front of the property to an additional paved parking area. A pathway to the side of the property lead round to the rear garden, which is predominantly paved for low maintenance with rockery and flower beds. Detached garage. Plastic oil storage tank. Outside cold water to the side of the property.

Tenure

Freehold.

Council Tax

Great Yarmouth Borough Council - Band C

Services

Mains water, electricity and drainage. Oil fired central heating.

Energy Performance Certificate (EPC)

EPC rating:

Agent's Note:

We understand that Cliff Lane is not an adopted road. There is no formal arrangement in place for road maintenance. We have been informed that around 8 years ago, some of the residents of Cliff Lane contributed to the resurfacing of the road.

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.

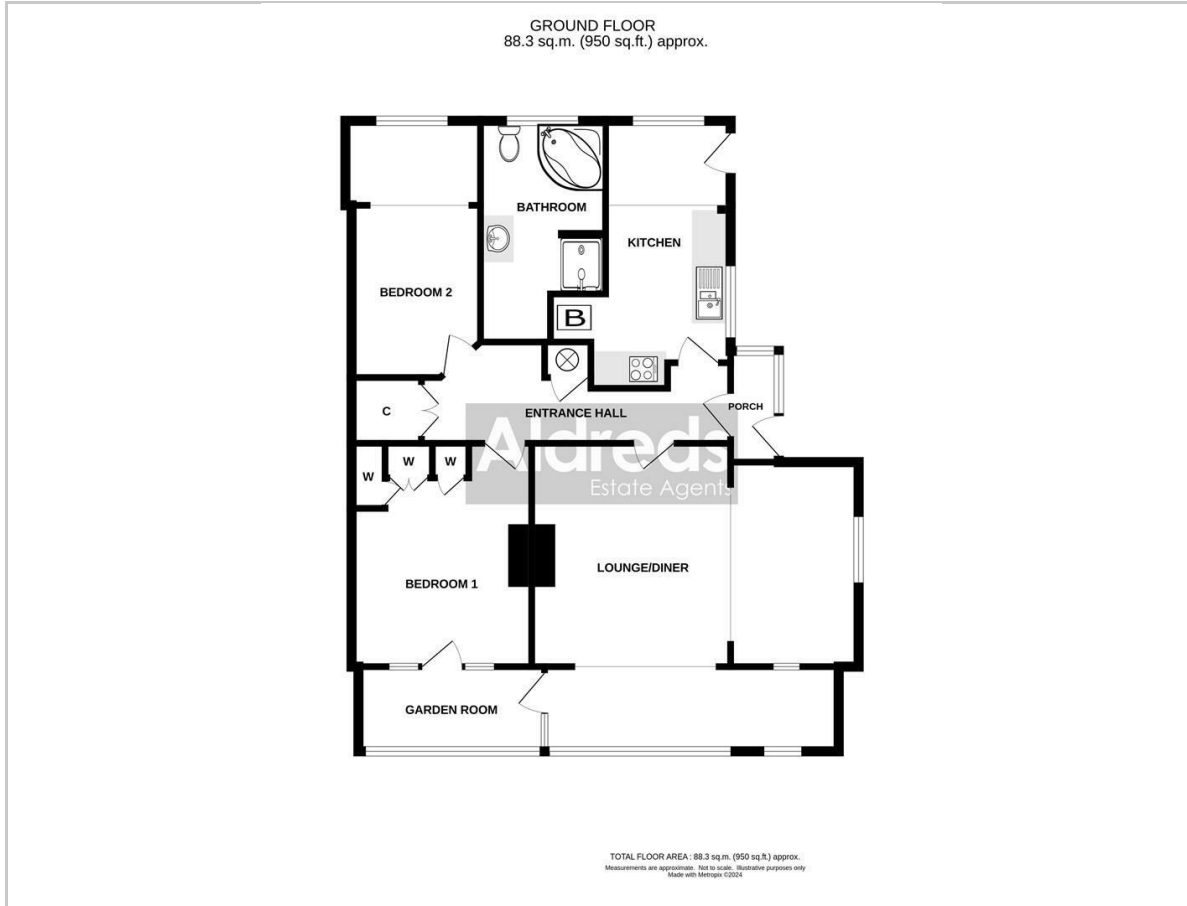
Directions

From our Gorleston office head south along the High Street. At the traffic lights turn right onto Church Lane. At the roundabout turn left onto Middleton Road. At the next roundabout turn right onto Lowestoft Road and continue over two sets of traffic lights and at the next roundabout turn left in to Links Road. Where Links Road leads round to the left into Yallop Avenue, bear right onto the other section of Links Road which leads into Cliff Lane at the end.

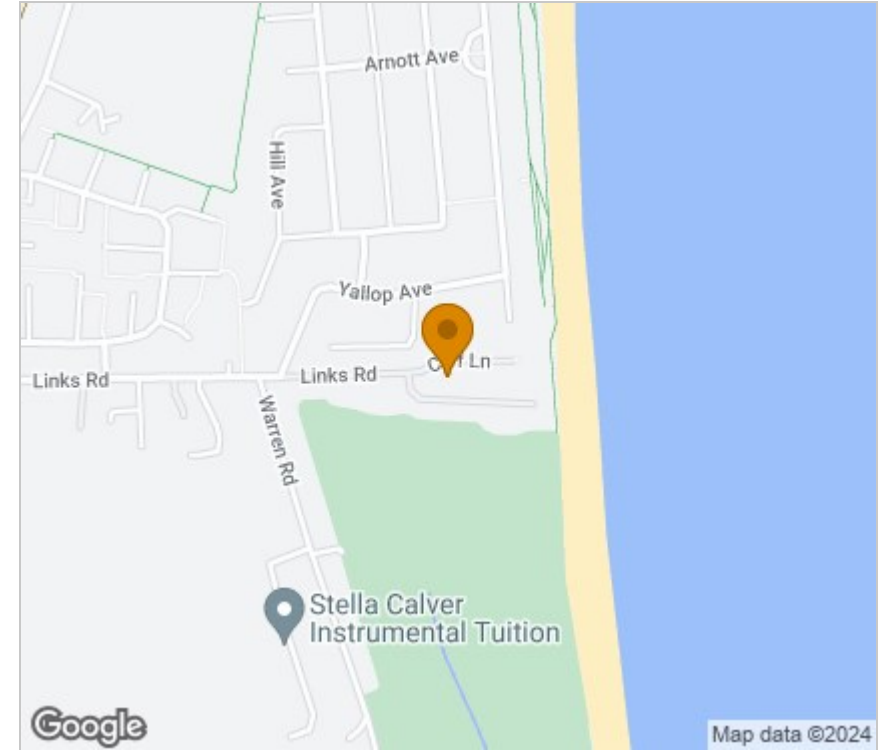
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Floor Plan



Area Map



Viewing

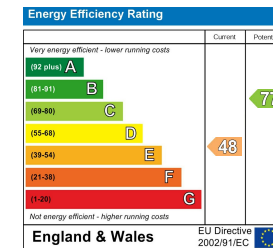
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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