

Aldreds
Estate Agents



Greenacres Marsh Lane, Burgh Castle, Great Yarmouth, NR31 9QH

£680,000



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£680,000

Greenacres Marsh Lane

Burgh Castle, Great Yarmouth, NR31 9QH

- Stunning Open Views
- South West Facing Detached Bungalow
- Presented To A Very High Standard From Flooring To Fixtures & Fittings
- 4 Bathrooms
- Open Plan Kitchen Diner
- Tranquil Rural Setting Surrounded By Fields, Marshes & Wildlife
- Approx 1/3 Of An Acre
- 5 Bedrooms
- Double Garage
- Viewing Advised

This delightful bungalow offers so much from spectacular sunrises to sunsets, panoramic views over the marshes and other hidden surprises that must be viewed to be truly appreciated.



Property Details

Modern fitted kitchen featuring wall and base units, a Zip tap offering boiling or ice water, double cavity oven, integrated microwave, fridge and a separate freezer, provision for a dishwasher, 5 ring gas hob with extractor over, 1 1/3 stainless steel drainer sink, 2 breakfast bars, beautiful rear garden views from wide twin aspect windows.

Lounge/Diner features marsh views to the front with french doors leading to the rear garden, a 2023 installed wood burner.

Outside features an East facing veranda to the front overlooking the front garden and the marshes and giving some spectacular sunrises.

The rear garden is fully enclosed, private and South West facing giving beautiful sunsets. Featuring a very large brick weave patio, external tap and double weather sockets at various points, raised flower/shrub borders and a large lawn.

The side garden is fully enclosed and benefits from electric double gates.

Featuring a new timber outbuilding with independent electrics, 2 rooms, one room is fully dry lined and insulated and would make an ideal office.

The double garage features an enclosed animal run to the side and its own independent electric supply.

The vendors have obtained planning permission from The Broads Authority for conversion of the double garage to annex accommodation under application number BA/2023/0122/FUL



Services

Mains Electric, water/drainage, LPG bulk storage tank.

Energy Performance Certificate (EPC)

EPC rating: D (55); potential rating: C (78)

Location

Burgh Castle is a semi rural village 2 miles west of Gorleston and 4 miles from Great Yarmouth * The River Waveney and Breydon Water are on the outskirts of the village giving access to the Norfolk and Suffolk Broads * There is a yacht marina and historic Roman Castle ruins.

Council Tax

Great Yarmouth Borough Council - Band C

Directions

Heading away from Gorleston on Beccles Road (A143), continue through Bradwell and take the third exit off the roundabout onto New Road towards Belton. At the mini roundabout, take the second exit onto Stepshort which leads into Butt Lane. Follow Butt Lane all the way to the end and at the 'T' junction, turn right onto High Road and then left before The Queens Head Public House onto Back Lane. Take the first left onto Marsh Lane, following the road round to the right and Greenacres will be found on the left hand side.

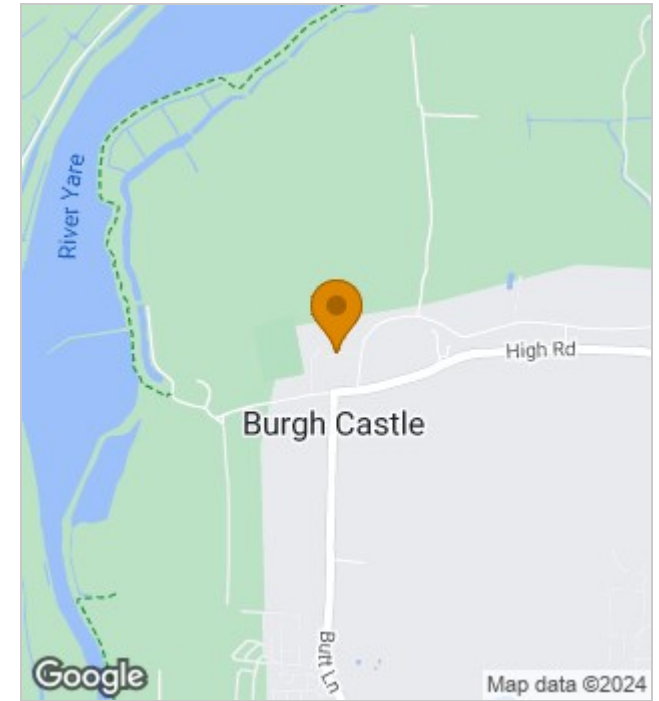




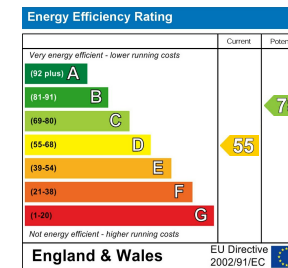
Floor Plans



Location Map



Energy Performance 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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