



24 Gresham Close

Gorleston, Great Yarmouth, NR31 7DY

£325,000



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A spacious and well presented three bedroom detached bungalow sitting on the very popular Gresham Close. The property offers an entrance hall, lounge, conservatory, kitchen, three bedrooms and a shower room. Driveway leading to a tandem garage. Gas central heating and sealed unit double glazing. Gardens to front & rear.

### Entrance Hall

Entrance door, storage cupboard, loft access.

### Lounge

14'2" x 11'7" plus recess (4.33 x 3.54 plus recess)

Radiator, door to kitchen, bi folding doors to conservatory.

### Conservatory

12'1" x 7'8" (3.7 x 2.35)

Brick based with sealed unit double glazing, door to side, double glazed French doors to garden.

### Kitchen

14'9" x 6'3" (4.52 x 1.91)

Base units with worktops, double glazed window to rear aspect, double glazed window to side aspect, gas cooker point, storage cupboard housing both the plumbing for washing machine & wall mounted gas boiler, sink with drainer.

### Bedroom 1

15'5" x 12'11" (4.7 x 3.94)

Double glazed window to front aspect, radiator.

### Bedroom 2

10'5" x 10'0" (3.2 x 3.06)

Double glazed window to side aspect, radiator.

### Bedroom 3

12'11" x 4'5" (3.94 x 1.37)

Double glazed window to front aspect, double glazed window to side aspect, radiator.





### Shower Room

Shower in cubicle, hand basin, low level WC, tiled walls, opaque double glazed window to side aspect, heated towel rail.

### Outside

To the front there is a shingle garden. Driveway to tandem length garage (8.6m x 2.55m) with up & over door and power & light. To the rear there is a lawned garden with decked patio, vegetable patch and greenhouse.

### Tenure

Freehold.

### Services

Mains water, electricity, gas, drainage

### Council Tax

Band C

### EPC

D Rating - 64

### 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.

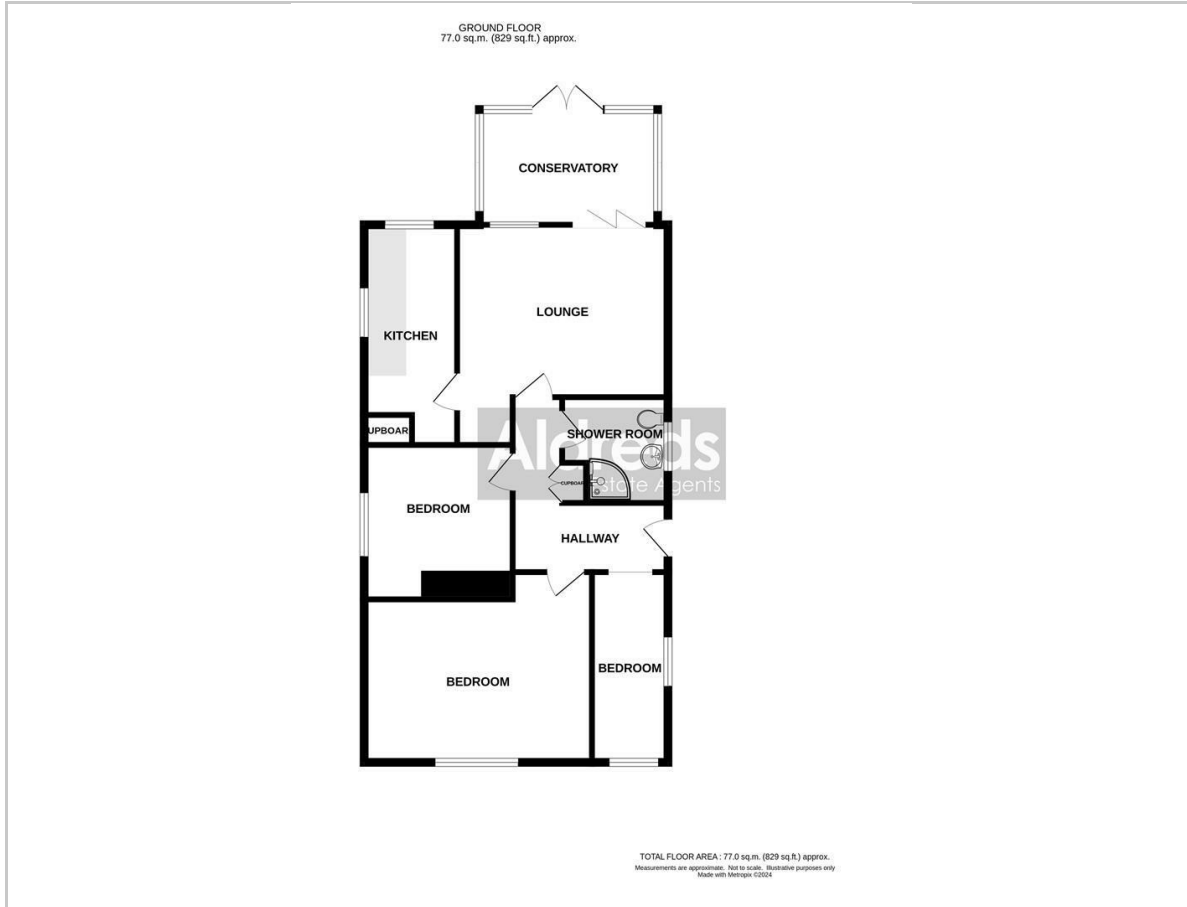
### Directions

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, at the next roundabout turn right into Lowestoft Road, at the next traffic lights turn right into Brasenose Avenue, turn right in to Gresham Close.

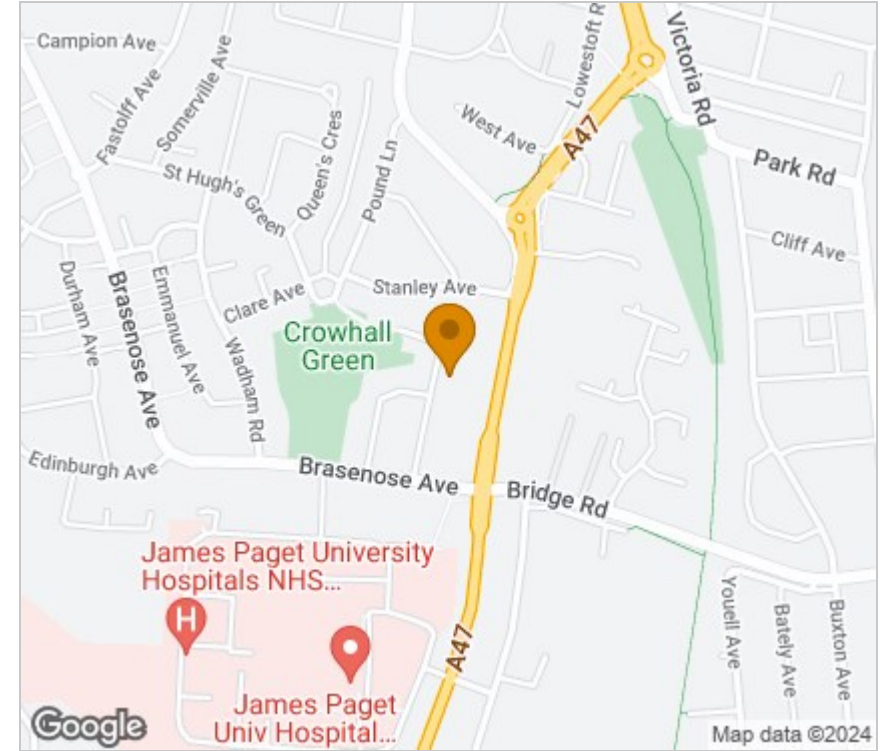
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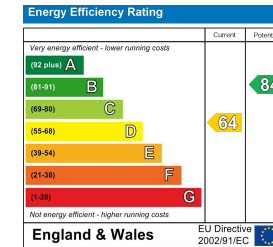
## Floor Plan



## 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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