

Aldreds
Estate Agents

47 Shrublands Way

Gorleston NR31 8DU

£175,000

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Gorleston NR31 8DU

Chain Free This well-presented two bedroom semi-detached bungalow is ideally suited to those seeking comfortable one-level living in a convenient central location. The property has a brand new gas central heating system and radiators, while double glazing enhances comfort and efficiency.

Externally, the bungalow benefits from a generously sized rear garden, along with a detached garage to the rear. Situated close to a wide range of local amenities and well-served transport links, this property combines practicality with convenience and represents an excellent opportunity for downsizers, first-time buyers or investors alike.

Entrance Hall

Double glazed door to the side, tile floor, access to lounge, kitchen, bathroom.

Kitchen

8'6" x 5'10" (2.59m x 1.78m)

Tiled floor, double glazed window to rear, laminate counter tops with under and above storage, space for cooker and washing machine, sink and draining board, radiator.

Lounge

12'5" x 11'1" (3.78m x 3.38m)

Laminate floor, double glazed window to side, cupboard concealing a new gas fired combination boiler, radiator, access inner hall.

Inner Hallway

Combination of laminate and carpet floor, access to bedrooms 1 and 2.

Bedroom 1

12'5" x 12'1" into bay (3.78m x 3.68m into bay)

Carpet floor, radiator, double glazed bay window to front, log burner.

Bedroom 2

9'2" x 8'10" (2.79m x 2.69m)

Carpet floor, radiator, double glazed window to side.















Bathroom
5'6" x 4'11" (1.68m x 1.50m)
Tiled floor, double glazed window to rear, loft hatch, WC, basin, bath tub with an electric shower above.

Outside
Concrete path leading the side and rear, decorative shingle area, brick wall boundary. The rear garden is a combination of grass lawn, patio and pathway, brick built shed. There is a garage towards the rear boundary which is accessed from the rear and has an up-and-over door, UPVC door to the side.

Tenure
Freehold.

Services
Mains water, gas, electricity and drainage.

Council Tax
Great Yarmouth Borough Council - Band B

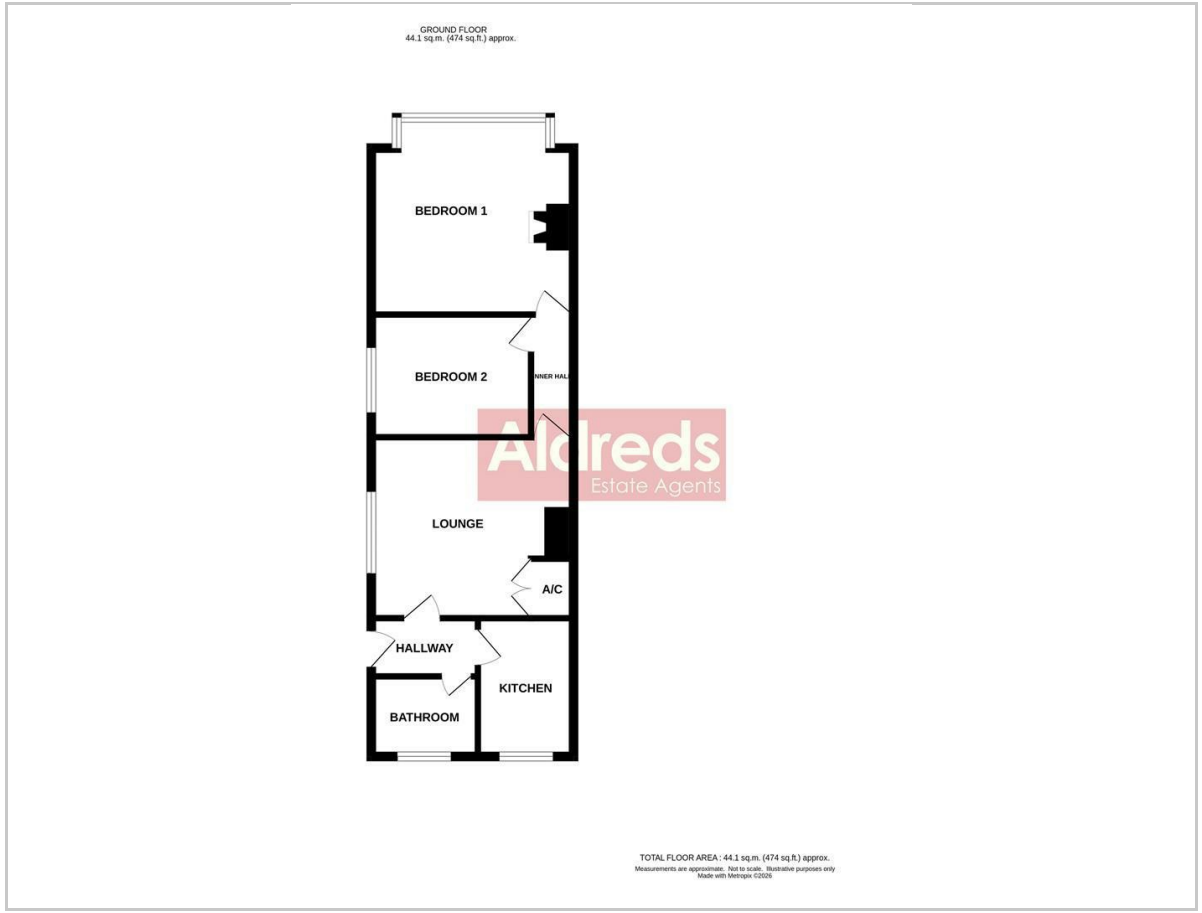
Location
Gorleston-on-Sea is a coastal town 2 miles from Great Yarmouth centre and has a varied selection of local shops * Golf Course * Modern District hospital * Schools for all ages * Library * Regular bus services to the main shopping areas and an award winning sandy beach.

Directions
From the Gorleston office head south along the High Street, at the traffic lights turn right into Church Lane, continue over the roundabout, at the next set of traffic lights turn right into Shrublands Way where the property can be found on the right hand side, opposite Almond Road.

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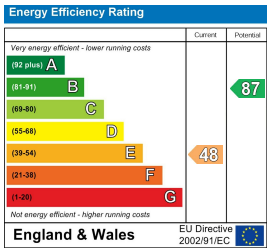
Floor Plan



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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