

Aldreds
Estate Agents

20 Spencer Avenue, Gorleston NR31 7BH

£265,000





20 Spencer Avenue

Gorleston NR31 7BH

- Semi-Detached Bungalow
- Fantastic Conservatory
- Bathroom with Separate Shower
- UPVC Double Glazing
- Established Rear Garden
- 3 Bedrooms
- Kitchen
- Gas Central Heating
- Driveway & Garage
- No Onward Chain

This well presented 3-bedroom semi-detached bungalow is offered for sale with no onward chain and pleasantly situated in a cul-de-sac within walking distance of the High Street and a bus stop. The property has an impressive 21'11" conservatory, lounge, kitchen and bathroom with a separate shower cubicle. In addition, the bungalow benefits from gas central heating and UPVC double glazed windows. There is a driveway, garage and an established rear garden.

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Entrance Hall

UPVC entrance door with double glazed panel. Wood effect laminate floor. Radiator. Thermostat control for heating. Smooth plaster ceiling. Coving. Loft access hatch.

Lounge 13'0" x 11'11" (3.96m x 3.63m)

Radiator. Feature electric fireplace. Cable television point. Coving. Smooth plaster ceiling. Bay with UPVC double glazed windows to front aspect.

Kitchen 11'10" x 10'8" (3.61m x 3.25m)

Worktops with cupboards and drawers below and an inset stainless steel one and a half bowl single drainer sink with mixer tap. Tiled splashbacks. Matching wall cupboards. Tall unit with a built-in fan assisted double oven and grill. Four ring electric hob with a stainless steel extractor above. Utility space below worktop with plumbing for washing machine. Further utility space below worktop for refrigerator. Space for fridge/freezer. Wood effect laminate floor. Cupboard concealing a wall mounted gas fired combination boiler. Smooth plaster ceiling. Coving. UPVC double glazed window to side aspect. UPVC double glazed window and door to the conservatory.





Conservatory 21'11" x 10'0" (6.68m x 3.05m)

Two radiators. Television point. double power points. Wood effect laminate floor. Pitched polycarbonate roof with two roof openings. UPVC double glazed windows to rear aspect. UPVC double glazed doors leading out to the rear garden.

Bedroom 1 11'10" x 11'0" (3.61m x 3.35m)

Radiator. Wood effect laminate floor. Smooth plaster ceiling. Coving. UPVC double glazed windows either side of UPVC double glazed doors to the conservatory.

Bedroom 2 11'1" x 10'11" (3.38m x 3.33m)

Radiator. Wood effect laminate floor. Coving. UPVC double glazed window to front aspect.

Bedroom 3 8'10" x 8'8" (2.69m x 2.64m)

Radiator. Smooth plaster ceiling. Coving. UPVC double glazed window to side aspect.

Bathroom 7'11" x 5'4" (2.41m x 1.63m)

White suite comprising panelled bath, wash basin with cupboard below and WC with concealed cistern. Large shower cubicle with an electric shower unit and bi-fold screen door. Wood effect laminate floor. Chrome towel radiator. Smooth plaster ceiling. Coving. UPVC double glazed window to side.



Outside

The front garden has been shingled for low maintenance with shrubs. A driveway widens to the front of the property for additional parking space and leads to the side of the property. Part way along the driveway is a fence panel and gate to a further section of driveway to a detached sectional concrete garage with up-and-over door. The rear garden is fully enclosed by fencing and laid to lawn with established flower and shrub beds and borders. Behind the garage is a shingle area and greenhouse. Towards the rear boundary is an enclosed secluded paved area with a timber built summer house.

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 a sandy beach.

Directions

From the Gorleston office head south along the High Street. At the traffic lights turn right in to Church Lane. Continue over the roundabout and Spencer Avenue is on the right hand side.

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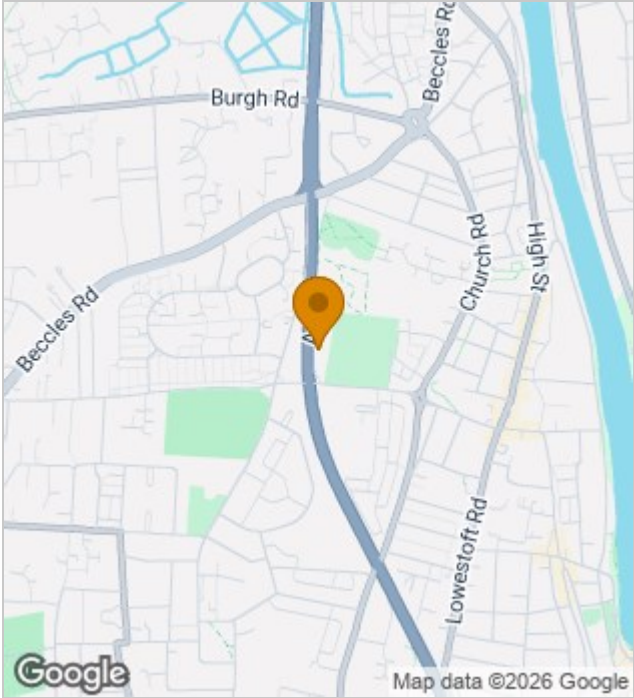
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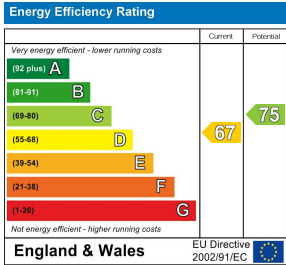
Floor Plans



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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