

Aldreds
Estate Agents



17 Burnt Lane, Gorleston NR31 0PG

£185,000





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- Extended
- 20'6" Lounge/Diner
- Ground Floor Shower Room
- UPVC Double Glazing
- Long Rear Garden
- 14'6" Kitchen
- 2 Bedrooms
- Gas Central Heating
- Off-Road Parking Space
- Viewing Recommended

This extended 2-bedroom end terraced house offers beautifully presented accommodation including a 20'6" lounge/diner with a wood burner, 14'6" kitchen and a ground floor shower room. In addition, the property benefits from gas central heating, UPVC double glazed windows, off-road parking and a pleasant rear garden. Viewing is highly recommended.



Entrance Porch 6'7" x 3'7" (2.01m x 1.09m)

UPVC entrance door with double glazed panel. Laminate floor. UPVC double glazed window to front aspect. Single glazed porthole window to side aspect.

Lounge/Diner 20'6" x 13'0" max, 10'1" min (6.25m x 3.96m max, 3.07m min)

UPVC double glazed entrance door. Laminate floor. Two radiators. Electronic thermostat control for heating. Brick fireplace with a wood burner and a raised tiled hearth. Telephone point. Built-in under stairs storage cupboard. Stairs to first floor landing. UPVC double glazed window to front aspect. Opening through the kitchen.





Kitchen 14'6" x 8'7" (4.42m x 2.62m)

Wood effect worktops with a range of cupboards and drawers below and an insect stainless steel single drainer sink with mixer tap. Tiled splashback. Matching wall cupboards and tall cupboard housing a built-in fan assisted double oven and grill. Four ring electric hob. Utility spaces below worktop with plumbing for washing machine and condensing tumble dryer. Space for fridge/freezer. Radiator. Laminate floor. Inset ceiling spotlights. Skylight window. UPVC double glazed windows to side aspect. UPVC door with double glazed panel to the side passageway.

Shower Room 8'1" x 5'6" (2.46m x 1.68m)

Corner shower cubicle with an electric shower unit. Wash basin with mixer tap and drawers below. WC. Laminate floor. Radiator. Extractor. UPVC double glazed window to rear aspect.

First Floor

Landing

Loft access hatch with an aluminium extending loft ladder.



Bedroom 1 13'2" x 8'8" (4.01m x 2.64m)

Radiator. Built-in wardrobe with three floor-to-ceiling sliding doors. UPVC double glazed window to front aspect.

Bedroom 2 10'1" x 8'4" (3.07m x 2.54m)

Radiator. Built-in over stairs linen cupboard. Built-in wardrobe with three floor-to-ceiling sliding doors. UPVC double glazed window to rear aspect.

Outside

There is one off-road parking space to the front of the property. A secure gate to the side of the house leads a shared passageway to the bisected rear garden which is laid to lawn with a brick pathway leading towards the rear boundary to a timber built garden shed.

Tenure

Freehold.

Services

Mains water, gas, electricity and drainage.



Council Tax

Great Yarmouth Borough Council - Band A

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.

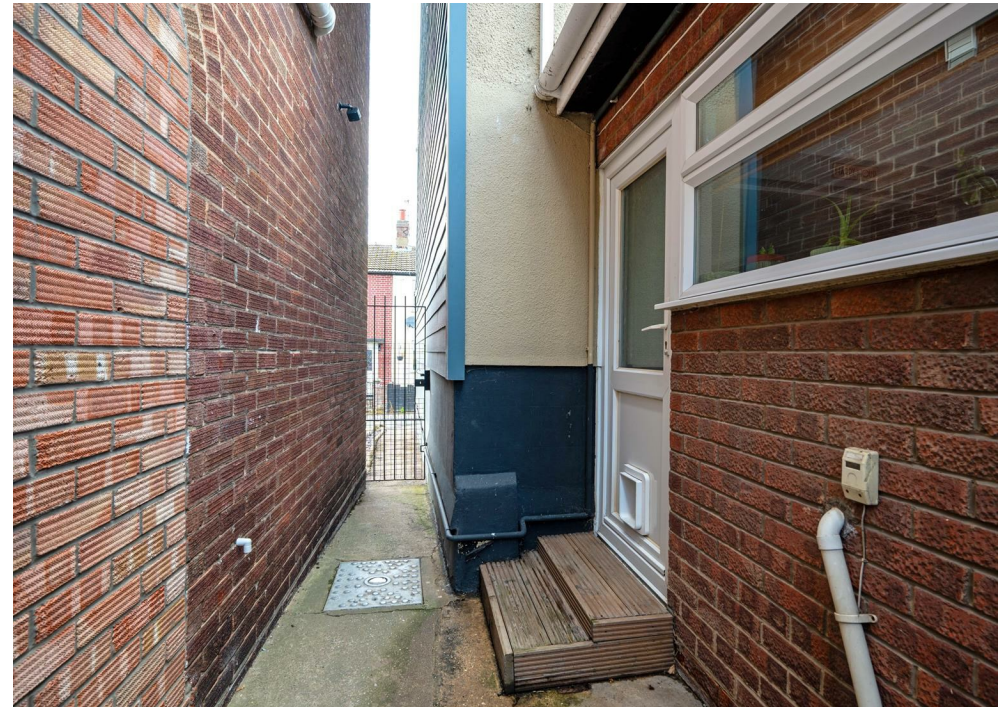
Directions

Head north along Gorleston High Street and continue past Trafalgar Road East, Garnham Road and Addison Road and take the next left turn into Burnt Lane where the property will be found on the left hand side.

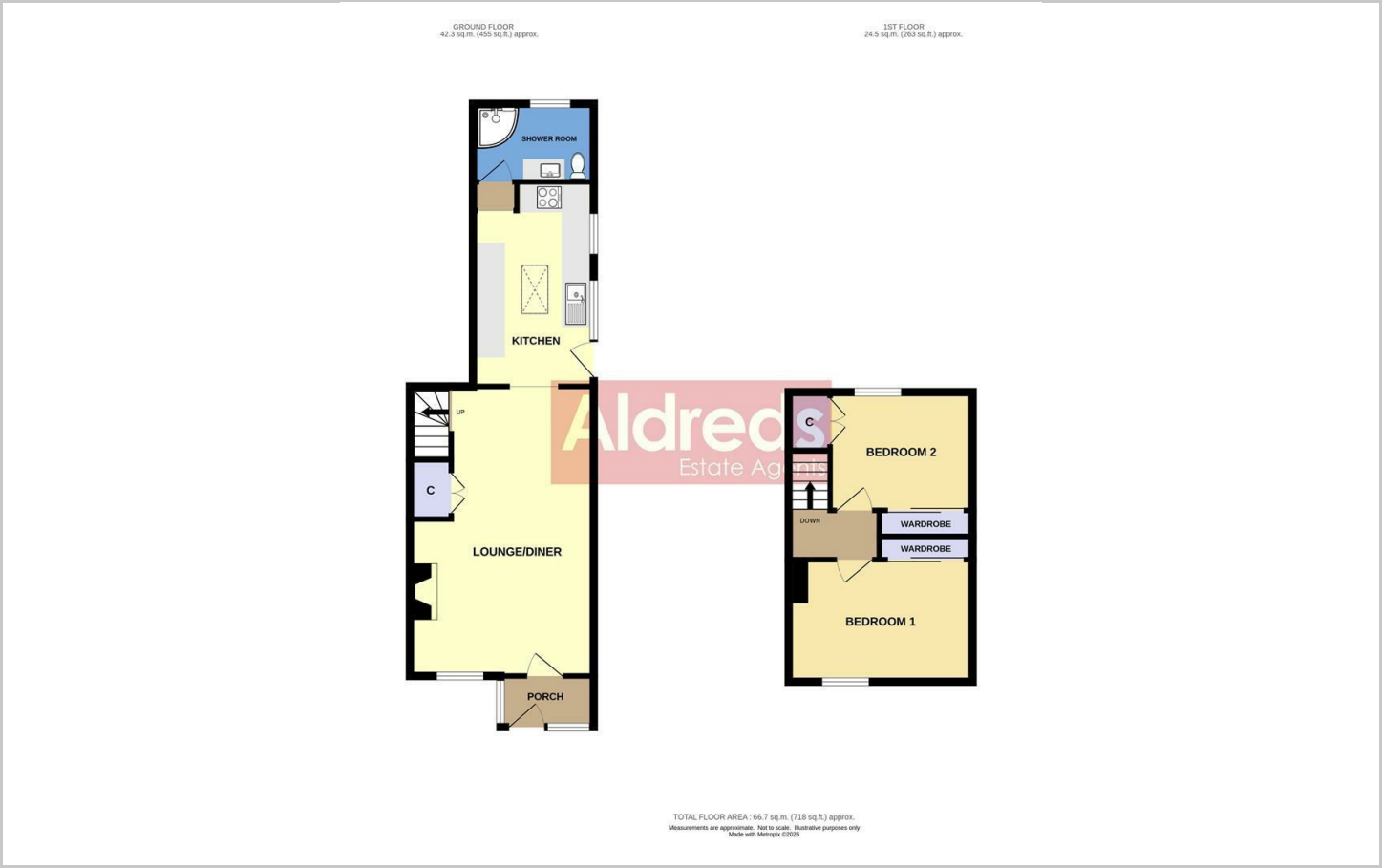
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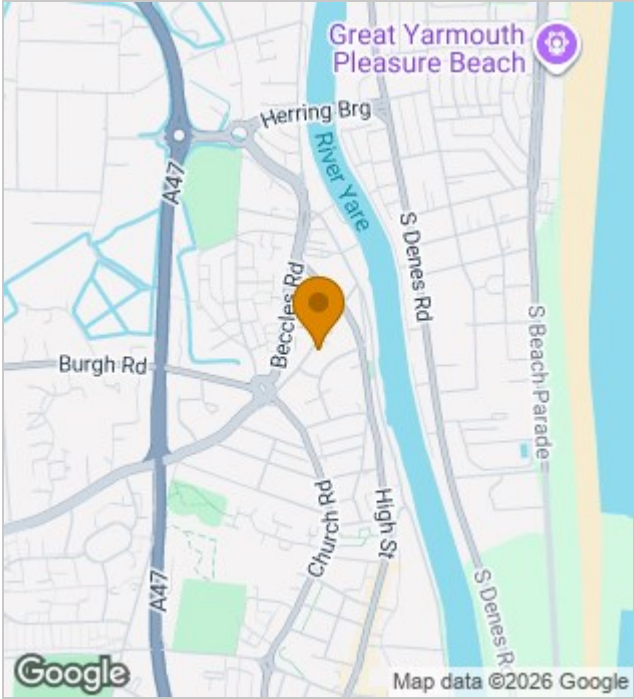
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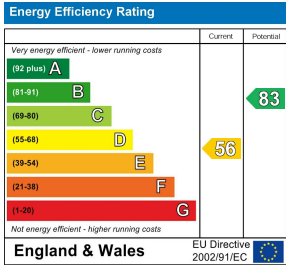
Floor Plans



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.

Disclaimer

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