

**Aldreds**  
Estate Agents



38 Gresham Close

Gorleston, Great Yarmouth, NR31 7EA

£300,000



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## 38 Gresham Close

Gorleston, Great Yarmouth, NR31 7EA

This extended 3 bedroom detached bungalow is situated in a cul-de-sac in a lovely position backing onto Crow Hall Green Park. Recent improvements include a new roof, wiring and installation of a gas fired combination boiler with radiators. The property is ideally located for access to Gorleston beach and the James Paget Hospital.

### Entrance Hall

UPVC entrance door with double glazed panel and UPVC double glazed side panel. Radiator. Halo thermostat control for heating. Wood effect laminate floor. Telephone point. Loft access hatch.

### Lounge/Diner

21'9" x 9'5" (6.63m x 2.87m)

Two radiators. Television point. UPVC double glazed window and door to the rear garden.

### Kitchen

12'1" x 9'8" (3.68m x 2.95m)

Worktops with cupboards and drawers below. One and a half bowl single drainer sink with mixer tap. Tiled splashbacks. Tall storage cupboard and matching wall cupboards with concealed lighting below. Tall unit with cupboard and drawers and a built-in fan assisted oven and grill with space above for a microwave oven. Four ring electric hob with an extractor above. Quarry tile floor. Built-in cupboard with a wall mounted gas fired combination boiler. UPVC double glazed window and door side. Opening through to breakfast room/utility.

### Breakfast Room/Utility

12'4" x 7'11" (3.76m x 2.41m)

Worktop with cupboard below and a stainless steel circular sink with mixer tap. Tiled splashbacks. Matching tall cupboard. Utility space below worktop with plumbing washing machine and a further space for tumble dryer with vent to outside. Quarry tile floor. Radiator. UPVC double glazed window to rear aspect.

### Bedroom 1

14'11" x 12'5" (4.55m x 3.78m)

Radiator. UPVC double glazed windows to front and side aspects.





### Bedroom 2 12'5" x 9'8" (3.78m x 2.95m)

Radiator. UPVC double glazed window to side aspect.

### Bedroom 3 11'5" x 9'1" (3.48m x 2.77m)

Radiator. UPVC double glazed window to front aspect.

### Shower Room 8'0" x 5'6" (2.44m x 1.68m)

Large corner shower cubicle with a thermostatic mixer shower. Wash basin with mixer tap and cupboard below. WC. Chrome towel radiator. UPVC double glazed window to side.

### Outside

A pea shingle driveway widens to the front of the property for additional parking space and leads to the side of the property to a detached garage. The rear garden is enclosed by fencing with paved walkways, an artificial lawn and raised flower and shrub bed. Greenhouse. Summer House. Outside cold water tap to the side of the property.



### Tenure

Leasehold - 999 years less 10 days from 25th March 1958 (931 years remaining).  
Ground Rent payable annually of £5.

### Services

Mains water, gas, electricity and drainage are connected.

### Council Tax

Great Yarmouth Borough Council - Band C

### 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.

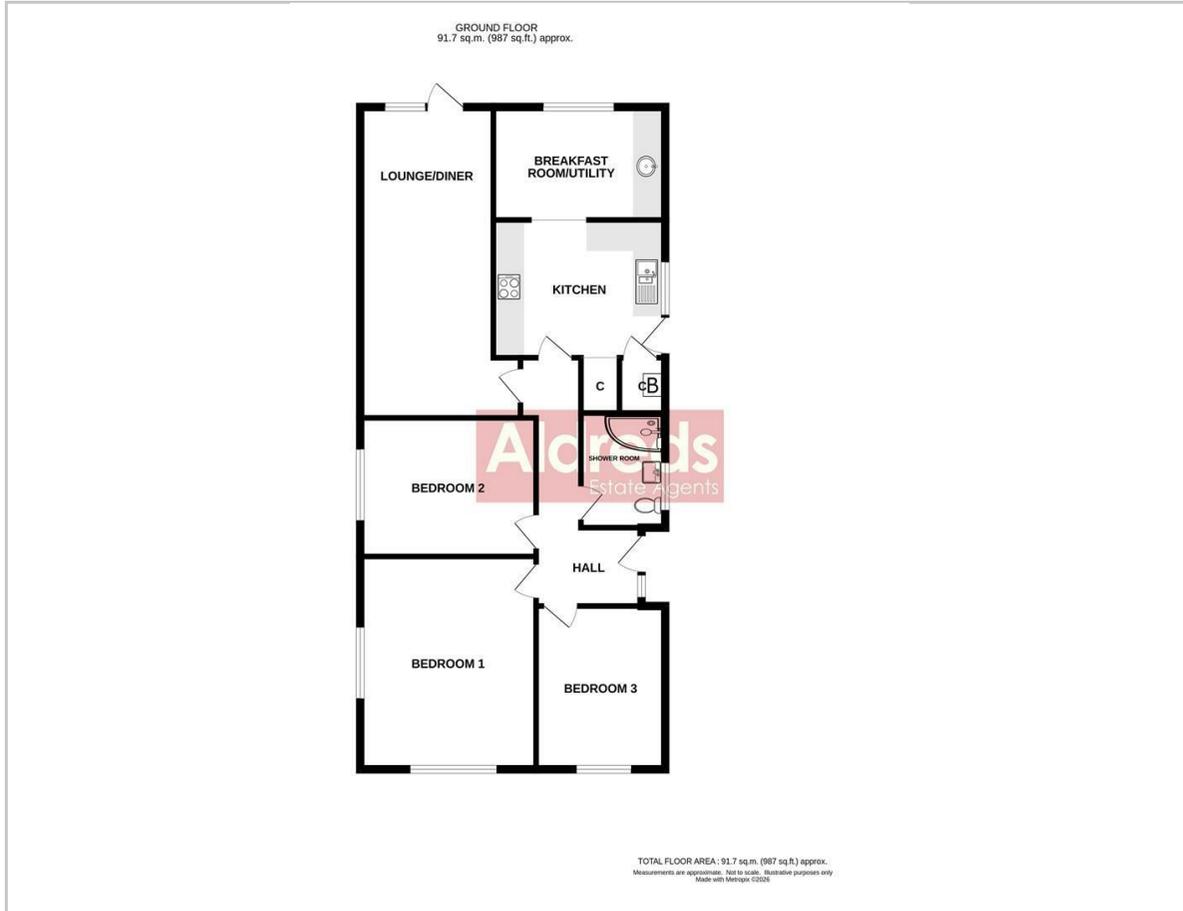
### what3words

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## Floor Plan



## Viewing

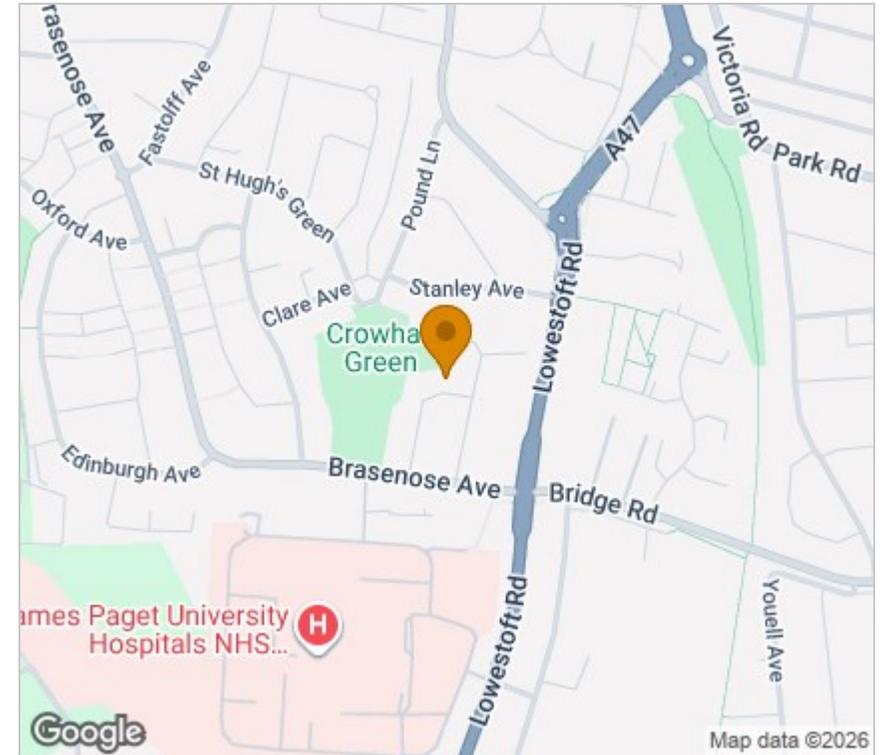
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

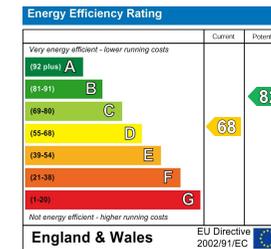
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## Area Map



## Energy Efficiency Graph



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