



# Aldreds

Estate Agents

Vue Riviere Marsh Lane

Burgh Castle, NR31 9QH

Offers Over £300,000





## Vue Riviere Marsh Lane

, NR31 9QH

A rare and exciting opportunity to acquire a spacious three-bedroom detached bungalow, offered CHAIN FREE, in a highly sought-after, quiet location. Boasting generous room sizes throughout, this home is perfectly positioned for a buyer looking to create their dream residence. It features a detached garage and a private driveway, providing ample off-road parking.

The property is ripe for renovation, allowing the new owner to truly put their stamp on the interiors. Outside, you will benefit from a lovely south-facing garden, making it an ideal sun trap for outdoor entertaining or peaceful relaxation. Comfort is assured with oil fired central heating, and the potential for modernization is vast. Viewing is highly recommended.

### Porch

Carpet floor, double glazed window to front, door to side, access to entrance hall.

### Entrance Hall

Carpet floor, built in meter plus storage cupboard, access to 3 bedrooms, lounge, bathroom and WC. Airing cupboard access plus access to loft.

### Lounge

15'1" x 10'2" (4.6m x 3.1m)

Carpet floor, double glazed windows to front and side, open brick fire place, radiator, access to kitchen.

### Kitchen

9'10" x 10'2" (3.0m x 3.1m)

Vinyl floor, double glazed window to side, door to rear utility, tiled work tops with under counter and wall mounted storage, integrated sink and draining board, oven and grill and electric hob with extractor fan.

### Utility

6'10" x 3'11" (2.1m x 1.2m)

Carpet floor, double glazed window and door to rear, space for washing machine, oil boiler.

### Bedroom 1

13'5" x 10'2" (4.1m x 3.1m)

Carpet floor, double glazed window to rear, radiator, corner shower cubicle.

### Bedroom 2

11'5" x 10'2" (plus wardrobe space) (3.5 x 3.1m (plus wardrobe space))

Carpet floor, double glazed window to side, radiator, built in wardrobe.

### Bedroom 3

11'9" x 10'2" (3.6m x 3.1m)

Carpet floor, double glazed window to front, radiator, built in storage cupboard and drawers.







#### Bathroom

4'7" x 6'10" (1.4m x 2.1m)

Carpet floor, double glazed window to rear, basin and bath tub with shower connected to taps.

#### WC

2'11" x 4'7" (0.9m x 1.4m)

Carpet floor, double glazed window to side, WC.

#### Outside Front

Grass lawn, pond, concrete driveway leading to garage, brick wall boundaries to sides and front, monkey puzzle tree.

#### Outside Rear

Lawn, concrete path, access around then side to the front, garage with up and over door, timber fence boundaries, concrete coal bunker.

#### Tenure

Freehold

#### Services

Mains water, drainage, electric, oil fired central heating.

#### Location

Burgh Castle is a semi rural village 2 miles west of Gorleston and 4 miles from Great Yarmouth \* The River Waveney and Breydon Water are on the outskirts of the village giving access to the Norfolk and Suffolk Broads \* There is a yacht marina and historic Roman Castle ruins.

#### Council Tax

Great Yarmouth Borough Council - Band C

#### Directions

Heading away from Gorleston on Beccles Road (A143), continue through Bradwell and take the third exit off the roundabout onto New Road towards Belton. At the mini roundabout, take the second exit onto Stepshort which leads into Butt Lane. Follow Butt Lane all the way to the end and at the 'T' junction, turn right onto High Road and then left before The Queens Head Public House onto Back Lane. Take the first left onto Marsh Lane.

#### What 3 Words

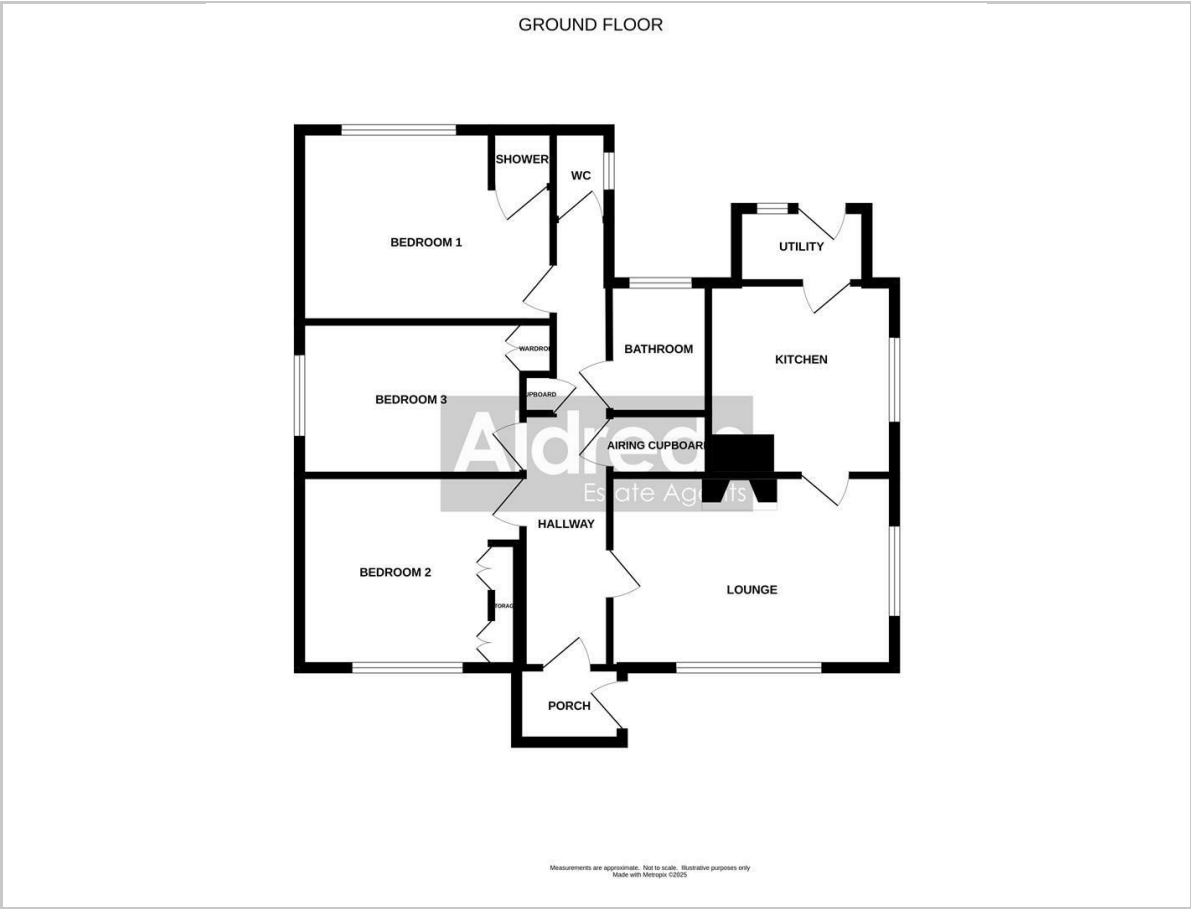
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G18412/11/25



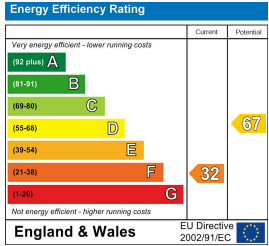
Floor Plan



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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