

**Aldreds**  
Estate Agents



9 Lynn Grove, Gorleston, Great Yarmouth, NR31 8AW

Offers Over £240,000



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# 9 Lynn Grove

Gorleston, Great Yarmouth, NR31 8AW

- Detached Bungalow
- 2 Double Bedrooms
- Garden Room
- Shower Room & Separate WC
- Potential to Extend (subject to planning)
- West Facing Rear Garden
- 2 Reception Rooms
- Kitchen
- Gas Central Heating & UPVC Double Glazed Windows
- No Onward Chain

There is no onward chain with this 2 double bedroom detached bungalow which stands on a good size plot with potential to extend (subject to planning). The property is situated in a sought after location, close to schools and benefits from a new roof and boiler in the last 4 years, a long west facing rear garden, gas central heating and UPVC double glazed windows.



## Entrance Hall

UPVC entrance door with double glazed panel. Dado rail. Radiator. Telephone point. Built-in cloak/storage cupboard. Built-in shelved storage cupboard. Picture rail.

## Dining Room 11'11" x 10'2" (3.63m x 3.10m)

Radiator. Feature fireplace. Coving. UPVC double glazed window to side aspect.

## Kitchen 11'8" x 8'2" (3.56m x 2.49m)

Worktops with cupboards and drawers below. One and a half bowl single drainer sink with mixer tap. Tiled splashbacks. Matching wall cupboards. Tall unit with cupboards above and below a built-in fan assisted double oven and grill. Four ring electric hob with an extractor above. Utility space below worktop with plumbing for washing machine. Space for fridge/freezer. Tiled floor. Radiator. Wall mounted gas fired combination boiler. Coving. UPVC double glazed window to rear aspect.





### Garden Room 9'10" x 9'0" (3.00m x 2.74m)

Radiator. Double power point. UPVC double glazed windows to side and rear aspects. UPVC door with double glazed panel leading out to a paved patio and the rear garden.

### Lounge 12'0" x 9'11" (3.66m x 3.02m)

Radiator. Picture rail. Coving. Single glazed window windows and doors to garden room.

### Bedroom 1 10'11" x 10'10" (3.33m x 3.30m)

Radiator. Picture rail. Coving. Smooth plaster ceiling. UPVC double glazed window to front aspect.

### Bedroom 2 10'11" x 10'10" (3.33m x 3.30m)

Radiator. Picture rail. Smooth plaster ceiling. UPVC double glazed window to front aspect.

### Shower Room 5'5" x 5'4" (1.65m x 1.63m)

Large walk-in shower and a thermostatic mixer shower with shower attachment and waterfall fitting above. Pedestal wash with mixer tap. Part tiled walls. Tiled floor. Radiator. Extractor. Loft access hatch. UPVC double glazed window to side.



### Separate WC

White WC. UPVC double glazed window to side.

### Outside

The area to the front of the property has been shingled to provide two off-road parking spaces with flower border. A pathway and a gate to the side of the property leads to the rear garden which is west facing and laid to lawn with established shrubs and flower beds and a paved patio to the immediate rear of the property. Raised brick garden pond. Timber and felt roof shed. Greenhouse.

### Tenure

Freehold.

### 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.

### Directions

From the Gorleston office head south along the High Street, at the traffic lights turn right into Church Lane, at the roundabout turn right into Church Road, continue down the hill, at the roundabout turn left into Beccles Road, continue under the Gorleston relief road, turn right into Lynn Grove where the property can be found on the left hand side.

### what3words

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## Floor Plans



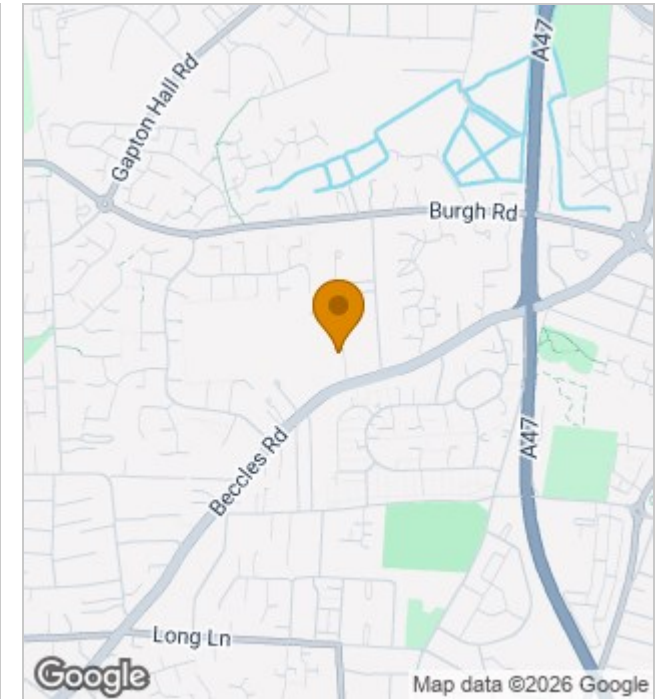
## Viewing

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

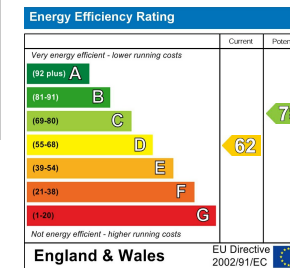
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## Location Map



## Energy Performance Graph



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