

**Aldreds**  
Estate Agents



20 East Anglian Way  
Gorleston, NR31 6QY  
Offers Over £300,000





## 20 East Anglian Way

Gorleston, NR31 6QY

**\*\*Chain Free\*\*** Welcome to this immaculate two-bedroom detached bungalow, a true credit to its current owner. Originally built as a three-bedroom, the property has been thoughtfully reconfigured to create a spacious lounge/diner, perfect for modern living. The well-maintained home also features a conservatory to the rear, providing a space to relax, and benefits from a private driveway and garage. The property is a blend of tasteful updates, with the kitchen and front door having been fitted in 2023, the carpets in 2021, and a renovated shower room in 2019. The garden has a fantastic addition, a large summer house that currently houses a hot tub, providing an ideal space for outdoor relaxation and entertaining. This is a home you can move straight into with confidence. The property is equipped with CCTV throughout for added security, and the garage door is scheduled to be updated in September 2025. Located in an area with excellent transport links and amenities nearby, this bungalow offers both comfort and convenience.

### Entrance Hall

Carpet floor, double glazed door and window to front, radiator, access to kitchen, lounge, bedrooms and shower room. Access to loft via hatch with loft ladder. Electricity connection in loft, part boarded.

### Kitchen

13'3" x 11'1" (4.04m x 3.40m)

Laminate floor, radiator, laminate counter tops, integrated double oven, induction hob with extractor fan above, fridge freezer, space for washing machine, hidden bin storage, wall mounted combi boiler, one and a half sink and draining board, soft closing drawers and cupboards, double glazed window to front, double glazed door to side, main spotlights and under cabinet lighting.

### Lounge/Diner

19'7" x 15'7" max (I shape) (5.97m x 4.75m max (I shape))

Carpet floor, double glazed windows to rear and side, two radiators, double glazed sliding door to conservatory, electric fire with decorative mantle.

### Conservatory

10'11" x 9'10" (3.33m x 3.00m)

Tile floor, double glazed windows to rear and sides, double glazed door to side, polycarbonate roof, radiator.

### Bedroom 1

13'1" x 10'2" (4.01m x 3.10m)

Carpet floor, double glazed window to rear, fitted wardrobes and dressing table, radiator, access to en-suite shower room.

### En-Suite

Tile floor, double glazed window to side, radiator, WC, basin, shower cubicle with wall mounted shower.







#### Bedroom 2

11'6" x 8'5" (3.53m x 2.57m)

Carpet floor, double glazed window to front, radiator.

#### Shower Room

Vinyl floor, double glazed window to front, WC, basin with built in vanity, shower cubicle with wall mounted combi Aqualisa shower.

#### Garage

19'5" x 9'3" (5.94m x 2.84m)

Concrete floor, electric roller door, counter tops with wall mounted and under counter cupboards, electricity connection.

#### Outside Front

Brick weave pathing to front door, raised artificial grass lawn, concrete driveway leading to garage.

#### Outside Rear

Combination of concrete patio and grass lawn, brick weave path, timber fence boundaries with gate access to driveway, side access door to garage, summer house housing hot tub with concrete floor and electricity connection, with decorative shingle.

#### Tenure

Freehold

#### Services

Mains gas, electric, water, drainage

#### Council Tax

Great Yarmouth Borough Council - Band D

#### Directions

From the Gorleston office, head north along the High Street, turn left into Cross Road and at the end of the road, turn right into Church Road. Continue North past the traffic lights and take a left turn into East Anglian Way, then take your first right and the property can be found around the corner on the left.

#### Location

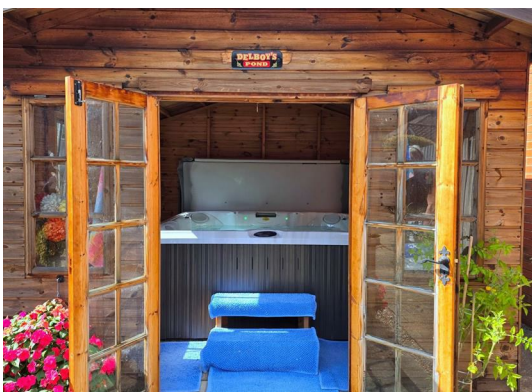
Gorleston on Sea is a coastal town 2 miles from Great Yarmouth centre and has a varied selection of local shops \* Golf Course \* Modern District hospital \* Schools for all ages \* Library \* Regular bus services to the main shopping areas and a sandy beach.

#### What 3 Words

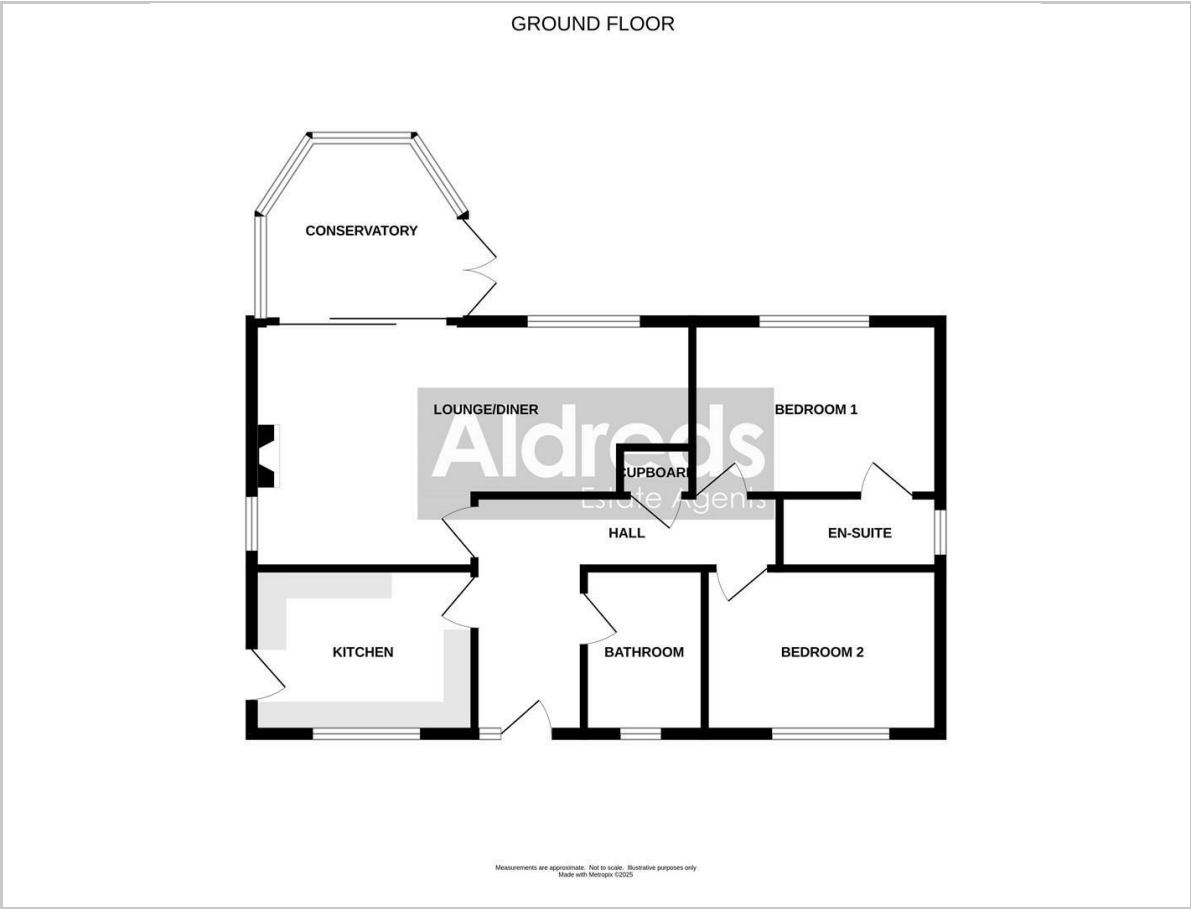
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#### Ref

G18380/09/25



Floor Plan

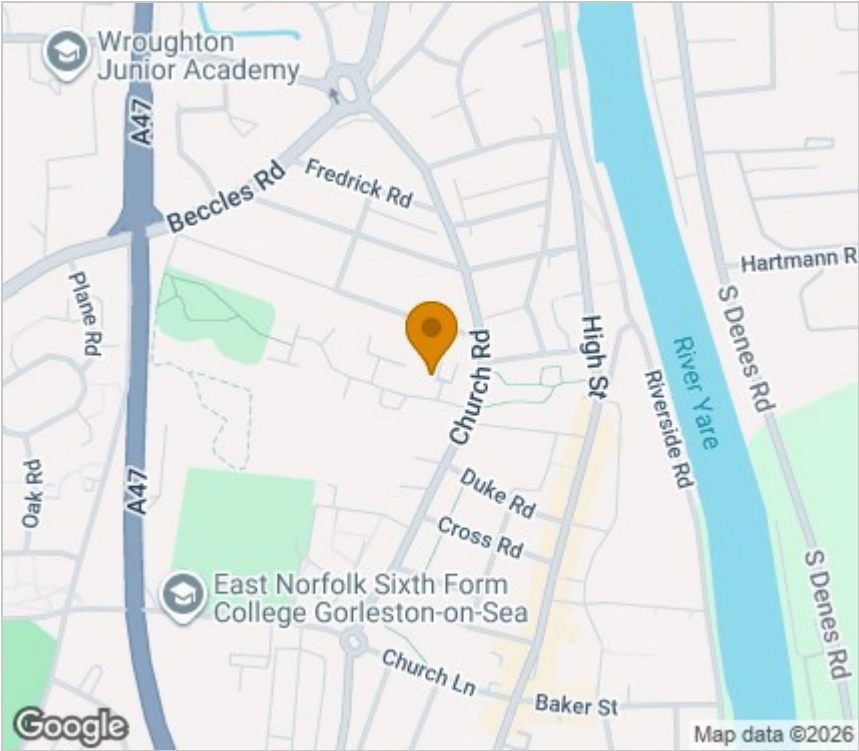


Viewing

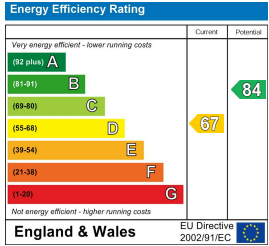
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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