

**Aldreds**  
Estate Agents



20 Burgh Road, Gorleston, NR31 8BE

£230,000



3



1



2





£230,000

# 20 Burgh Road

, Gorleston, NR31 8BE

- 3 bedroom semi-detached house
- Project potential
- Conservatory to the rear
- Downstairs shower room
- Transport links and amenities nearby
- Chain free
- Generous rear garden
- Gas central heating
- Central location
- A short drive to the beach

A well-presented three-bedroom semi-detached home offered chain free, ideally suited for families or buyers seeking a property with excellent potential. The accommodation is thoughtfully arranged and benefits from gas central heating, a convenient downstairs shower room, and a bright conservatory to the rear that overlooks the generous garden, providing additional utility space.

Situated in a central location, the property enjoys easy access to a range of local amenities, transport links, and everyday conveniences. The spacious rear garden offers ample outdoor space, while the home's position also places it just a short drive from the beach, making it an attractive option for those looking to enjoy both town and coastal living.



## Entrance Hall

Combination of carpet and Parquet floor, 2 single glazed stained glass windows to side, double glazed front door, stairs to first floor, under stairs storage, access to lounge and shower room.

## Lounge 10'2" x 15'5" (3.11m x 4.72m)

Carpet floor, double glazed half bay window to front, gas fire with mantle, built in storage, access to dining room.

## Dining Room 10'4" (+6'0") x 8'1" (max) (3.15m (+1.83m) x 2.47m (max))

Carpet floor, airing cupboard with immersion heater, double glazed French doors to rear, opening through to kitchen.

## Kitchen 8'4" x 5'5" (2.56m x 1.66m)

Laminate floor, single glazed window and door to rear into conservatory, laminate counter tops, under and over counter storage, sink and draining board, space for free standing oven and under counter fridge.





### Conservatory 9'0" x 5'8" (2.75m x 1.75m)

Single glazed windows to rear and sides, door to rear, laminate counter top with space for washing machine, freezer and dishwasher, laminate floor, polycarbonate roof.

### Shower Room 4'9" x 8'2" (1.47m x 2.49m)

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

### Landing

Carpet floor, access to 3 bedrooms, loft hatch, single glazed stain glass window to side.

### Bedroom 1 14'2" (into bay) x 15'8" (4.32m (into bay) x 4.79m)

Carpet floor, radiator, double glazed half bay window to front, fitted wardrobes, basin and cupboard with WC.

### Bedroom 2 8'2" x 10'3" (2.50m x 3.14m)

Carpet floor, double glazed bay window to rear, radiator, fitted storage with basin.

### Bedroom 3 6'11" x 7'4" (2.11m x 2.26m)

Carpet floor, double glazed bay window to rear, radiator.

### Directions

From the Gorleston office, head North along the High Street, continue into High Road, at the traffic lights turn left into Beccles Road, at the roundabout take the third exit into Burgh Road where the property can be found on the right hand side.



### Outside Front

Brick weave driveway for 3/4 vehicles, decorative shrubs, timber fence boundary to the right, access around the property to the rear through timber fence access gate.

### Outside Rear

Grass lawn, concrete patio, decked seating area, mixed shrubs, green house, timber shed and lean to, timber fence boundaries.

### Tenure

Freehold

### Services

Mains electric, water, gas, drainage

### Council Tax

Great Yarmouth Borough Council - Band B

### Location

Gorleston 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.

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### What 3 Words

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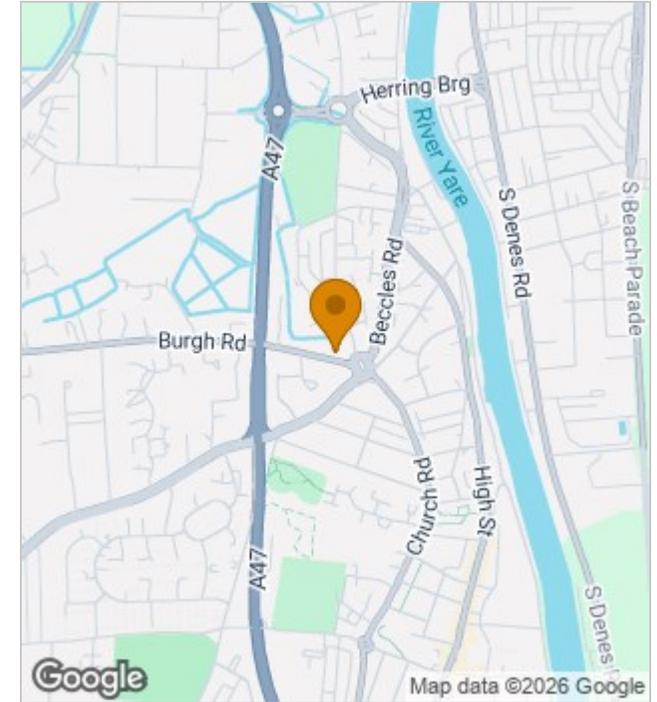
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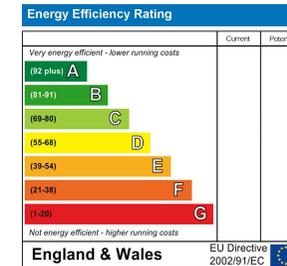
## Floor Plans



## 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.

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