

Aldreds
Estate Agents



54 Burnt Lane

Gorleston, Great Yarmouth, NR31 0PG

£170,000



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A fantastic detached two bedroom cottage with attractive rear garden. Must be viewed to appreciate. On the ground floor there are two reception rooms, kitchen, lobby and a bathroom. Two first floor bedrooms off landing. Gas central heating & sealed unit double glazing.

Lounge

11'9" x 11'9" (3.6 x 3.6)

Storage cupboard, double glazed window to front aspect, radiator.

Dining Room

13'7" x 7'10" (4.16 x 2.4)

Under stair cupboard, double glazed French doors to rear garden, stairs to landing, radiator.

Kitchen

10'11" max x 6'4" (3.33 max x 1.94)

Door to garden, base units with worktops, plumbing for dishwasher, sink with drainer, gas hob, electric oven.

Lobby

Wall mounted gas boiler, plumbing for washing machine.

Bathroom

Part tiled walls, panel bath, hand basin, low level WC, opaque double glazed window to side aspect, radiator.

Landing

Bedroom 1

12'5" x 12'0" (3.8 x 3.66)

Double glazed window to front aspect, radiator.

Bedroom 2

11'0" max x 8'0" max (3.36 max x 2.45 max)

Double glazed window to rear aspect, radiator.





Outside

To the rear there is an attractive cottage style garden which is partly walled. Laid to lawn with bushes and shrubs, shingle bed, timber shed.

Tenure

Freehold

Services

Mains water, electricity, gas, drainage.

Council Tax

Band A

EPC

D rating - 57

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.

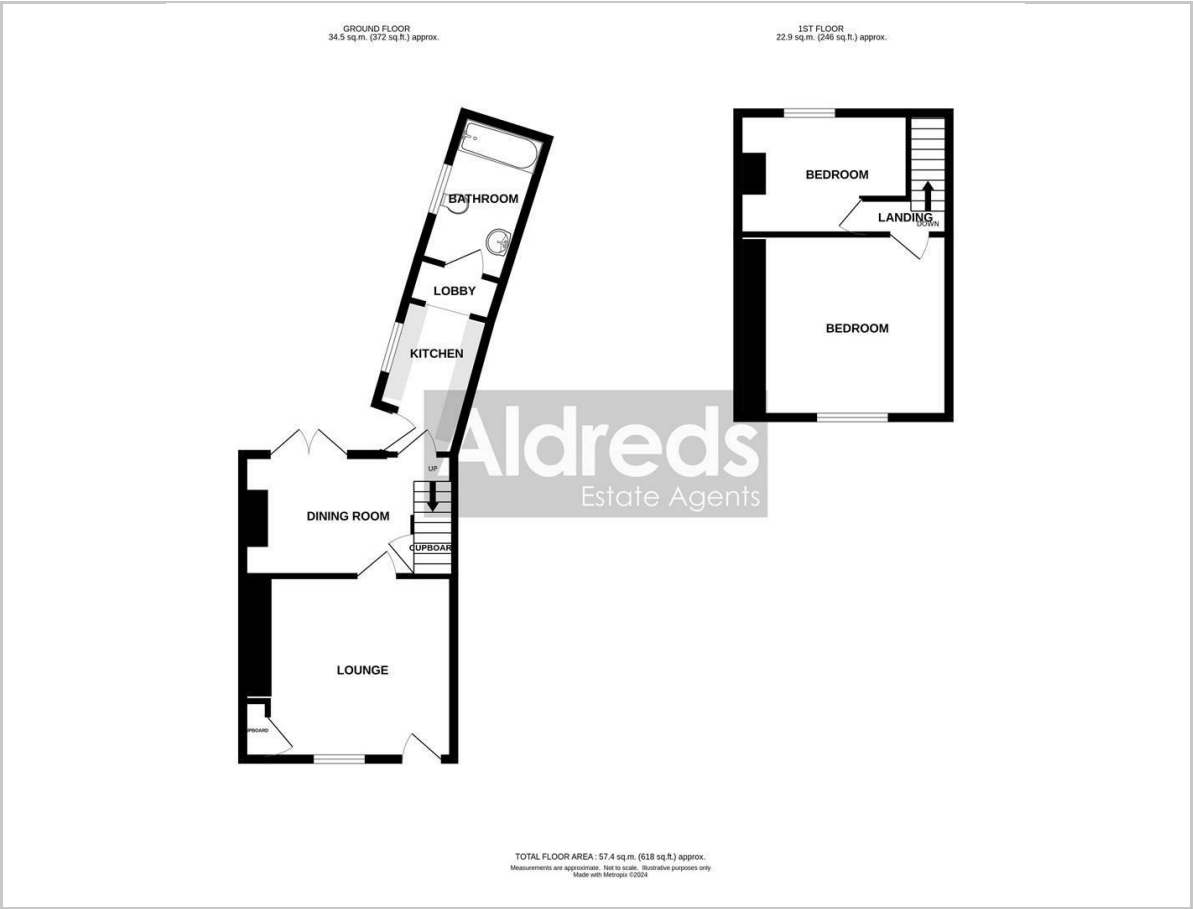
Directions

From the Gorleston office head North along the High Street, continue into High Road, turn left into Burnt Lane where the property can be found on the right hand side.

Ref G18064/05/24



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

