



1 Brett Avenue

Gorleston on Sea, Great Yarmouth, NR31 6HE

Offers In Excess Of £440,000



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Sitting on the highly desirable Brett Avenue with an approximate south facing garden, Aldreds are delighted to offer this well presented and extended executive style four bedroom detached bungalow. The property has a spacious entrance hall, stunning sitting room/dining room/kitchen, lounge, master bedrooms with ensuite shower room, bedroom two with ensuite shower room, two further bedrooms and a family bathroom. Gas central heating and sealed unit double glazing. Outside there is a driveway to front and garden to rear.

Entrance Hall

Loft access, entrance door to side.

Sitting Room/Dining Room/Kitchen

31'1" max 9'10" min x 25'4" max 11'1" min (9.49 max 3 min x 7.73 max 3.4 min)

Base and wall mounted storage units with roll top work surfaces over, window to side aspect, two double glazed French doors to rear garden, electric cooker point, plumbing for washing machine, stainless steel sink and drainer, radiator.

Lounge

15'2" x 13'0" (4.62 x 3.96 (4.63 x 3.97))

Radiator.

Lean To

11'7" x 2'6" (3.53 x 0.76)

Door to garden.

Master Bedroom

14'6" x 11'11" (4.42 x 3.63)

Double glazed window to front aspect, radiator, door to:-

Ensuite Shower Room 1

Shower in cubicle, low level WC with built in hand wash basin,

Bedroom 2

15'5" x 8'2" (4.70 x 2.49)

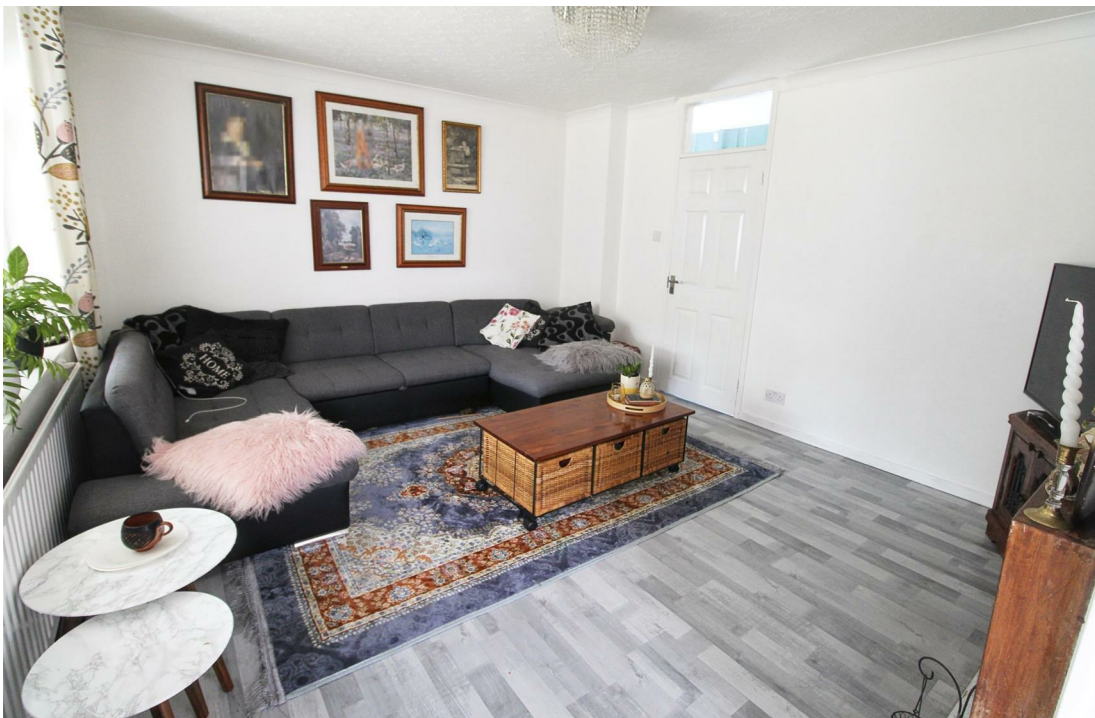
Double glazed French doors to rear garden, door to:-

Ensuite Shower Room 2

8'2" x 3'11" (2.49 x 1.19 (2.5 x 1.2))

Shower in cubicle, hand wash basin, low level WC.





Bedroom 3

11'5" x 9'3" (3.48 x 2.82)

Double glazed window to side aspect, radiator.

Bedroom 4

10'5" x 8'11" (3.18 x 2.72)

Built in wardrobe, double glazed window to front aspect, radiator.

Bathroom

8'1" x 5'7" (2.46 x 1.70)

Panel bath, hand wash basin, low level WC, opaque double glazed window to side aspect, part tiled walls.

Outside

To the front of the property there is a large driveway. To the rear of the property there is an approximately south facing garden which is mainly laid to lawn.

Tenure

Freehold.

Services

Mains water, electric, gas and drainage.

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.

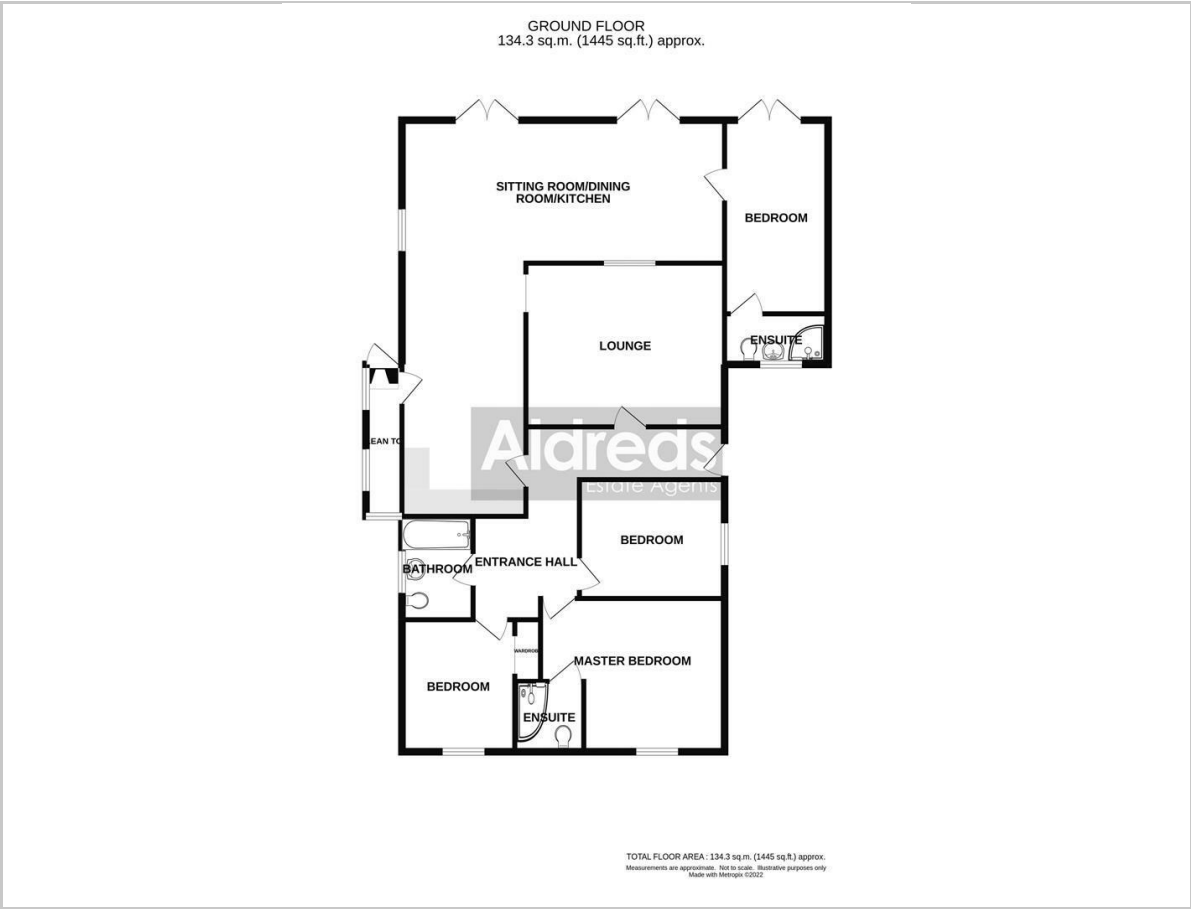
Directions

From the Gorleston office head south along the High Street, at the traffic lights turn right into Church Lane, at the roundabout turn left into Middleton Road, at the next roundabout turn right into Lowestoft Road, at the traffic lights turn left into Bridge Road, continue over the bridge, turn right into Buxton Avenue, follow the road round to the right into Brett Avenue where the property can be found immediately on the left hand side.

G18580/07/26



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

