



31 Elmhurst Close
, Gorleston, NR31 6ST

Guide Price £270,000 - £280,000



31 Elmhurst Close

, Gorleston, NR31 6ST

****Guide Price £270,000-£280,000**** Sitting on this highly desirable road, Aldreds are pleased to offer this spacious two bedroom detached bungalow with conservatory and good sized approx. south facing garden. Internally the bungalow offers an entrance hall, lounge, sun room/study, kitchen with conservatory leading off, two bedrooms and a bathroom. Gas central heating & sealed unit double glazing. Driveway to front.

Entrance Hall

Door to side, radiator.

Lounge

15'11" x 11'10" (4.86 x 3.62)

New feature fireplace with electric living flame fire, double glazed window to front aspect, radiator.

Sun Room/Study

12'0" x 4'7" (3.67 x 1.42)

Double glazed window to front aspect, double glazed window to side aspect, radiator.

Kitchen

10'7" x 9'0" (3.24 x 2.75)

Base & wall units with worktops, sink with drainer, plumbing for washing machine and dishwasher, part tiled walls, open plan to

Conservatory

9'10" x 9'2" (3.00m x 2.79m)

Brick based with sealed unit double glazing, double glazed French doors to garden, radiator.

Bedroom 1

12'3" x 11'9" (3.74 x 3.59)

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

Bedroom 2

11'8" x 8'11" (3.57 x 2.73)

Two built in wardrobes, double glazed window to side aspect, radiator.





Bathroom

6'10" x 5'6" (2.1 x 1.7)

Panel bath with shower over, hand basin, low level WC< opaque double glazed window to side aspect, radiator, tiled walls, loft access (boiler is in loft).

Outside

To the front there is a lawned garden with paved driveway. To the rear there is a good sized lawned garden which facing approx. south. Beds & borders with bushes & shrubs. Patio, greenhouse, timber shed.

Tenure

Freehold

Services

Mains water, electricity, gas, drainage.

Council tax

Great Yarmouth Borough Council - Band C

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.

Directions

From the Gorleston office head south along the High Street, continue over the traffic lights into Lowestoft Road, continue up the hill, over the zebra crossing, continue down the hill to the roundabout, turn left, turn immediately left onto the slip road, follow the road round to the left into Elmhurst Close.

What3Words

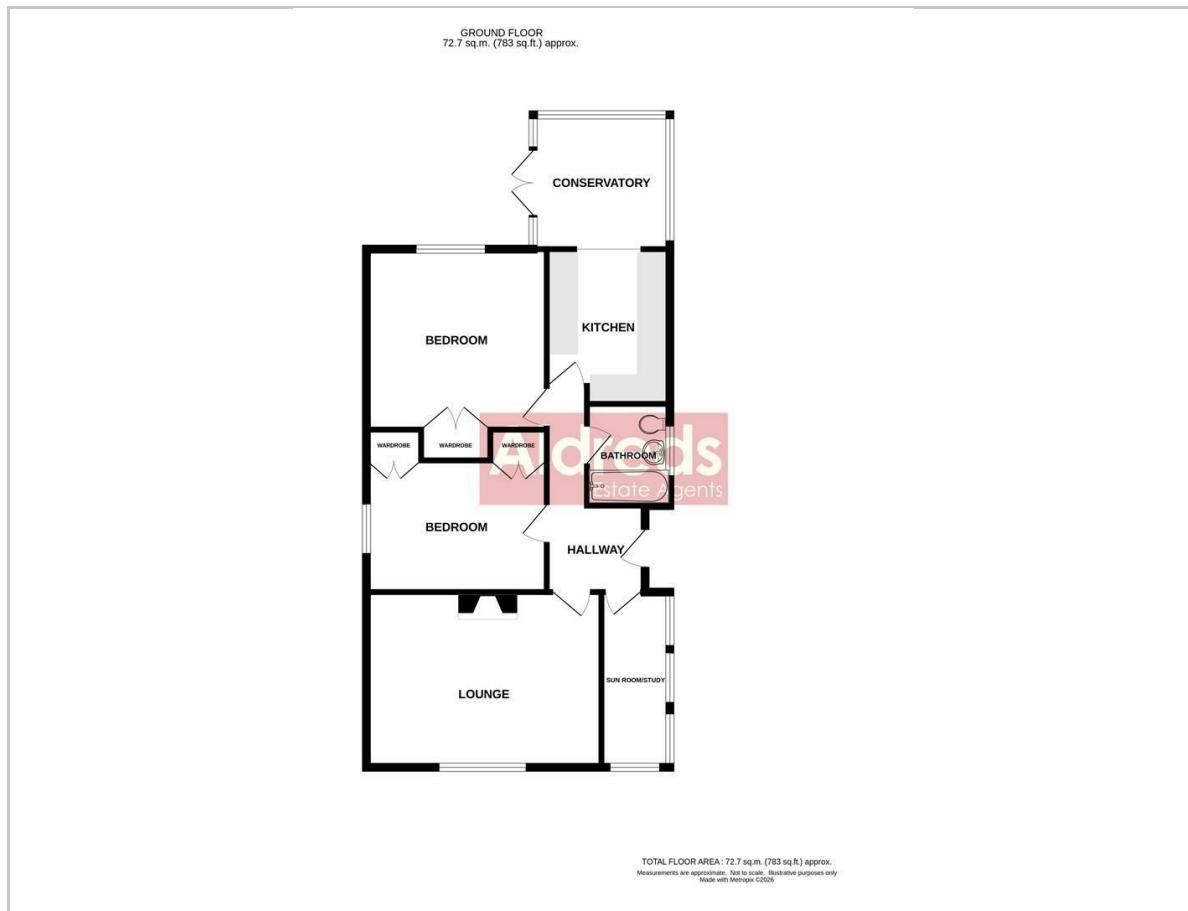
///computers.secret.relay

Ref

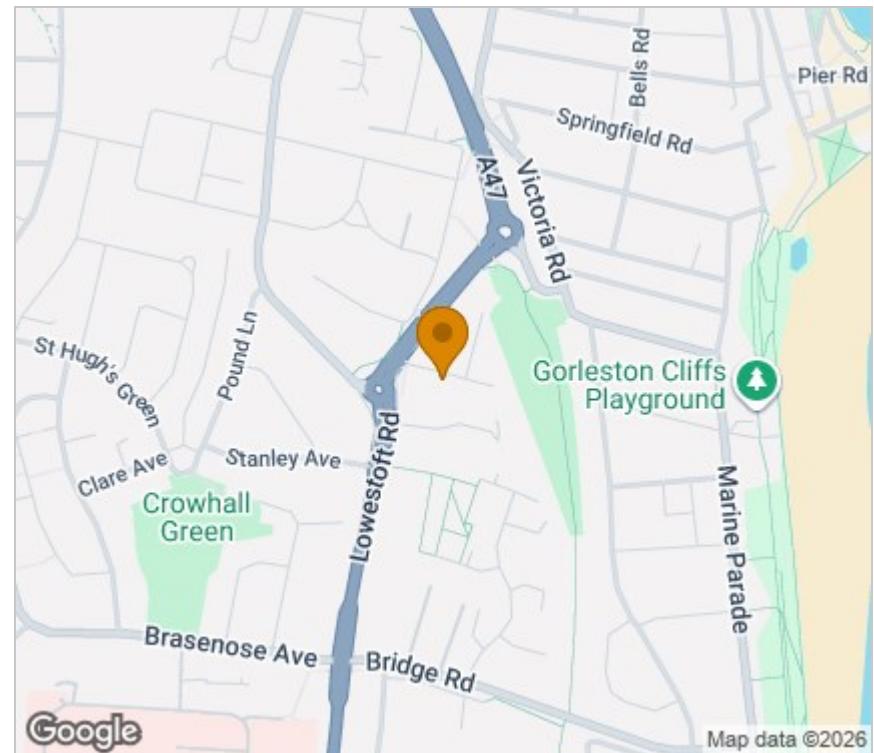
G18369/08/25



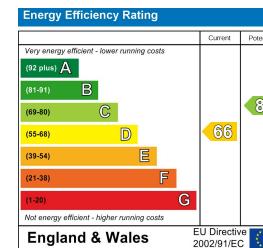
Floor Plan



Area Map



Energy Efficiency 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.

Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

149 High Street, Gorleston, Norfolk, NR31 6RB

Tel: 01493 664600 Email: gorleston@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ

Directors: Mark Duffield B.S.c. FRICS, Dan Crawley MNAEA Paul Lambert MNAEA