

Aldreds
Estate Agents



23 Half Moon, Gorleston, NR31 6TE

Guide Price £260,000 - £270,000



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23 Half Moon

Gorleston, NR31 6TE

- Detached Bungalow
- 2 Parking Spaces and Garage
- Low Maintenance Gardens
- UPVC Double Glazed Windows
- No Onward Chain
- Impressive Garden Room
- Close to Gorleston Beach
- Gas Central Heating
- Close to James Paget Hospital

**** GUIDE PRICE £260,000 - £270,000**** This well maintained 2 bedroom detached bungalow is tucked away with a south facing rear garden, large garden room, 2 off-road parking spaces and a garage. The property benefits from gas central heating and UPVC double glazed windows and is ideally located for access to Gorleston beach, Golf Club and the James Paget Hospital. No onward chain.



Entrance Hall

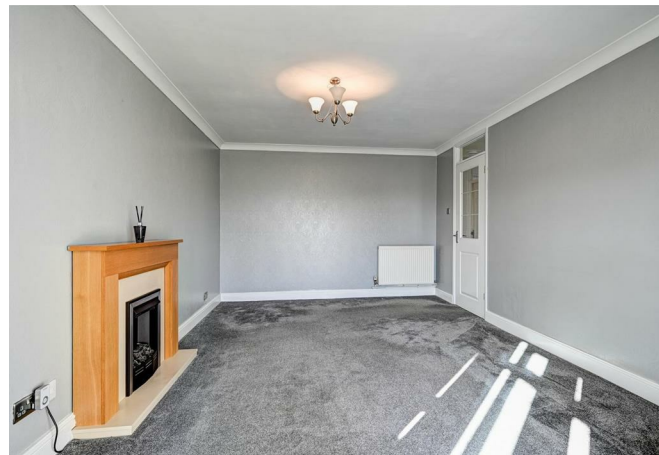
Composite entrance door with double glazed panel and UPVC double glazed side panel. Radiator. Telephone point. Built-in cupboard with power point for fridge/freezer. Built-in cloaks/storage cupboard. Loft access hatch with an aluminium extending loft ladder. Smooth plaster ceiling.

Lounge 15'1" x 11'1" (4.60m x 3.38m)

Radiator. Television point. Feature fireplace with an electric fire. Coving. Smooth plaster ceiling. UPVC double glazed bi-fold doors to garden room.

Garden Room 18'10" x 8'9" (5.74m x 2.67m)

LVT flooring. Electric radiator. Double power points. UPVC double glazed windows to side and rear aspects. UPVC double glazed doors leading out to the rear garden. Insulated roof with spotlights and a double glazed skylight with an anti-glare coating.





Kitchen 9'7" x 8'11" (2.92m x 2.72m)

Worktops with cupboards and drawers below. Single drainer sink with mixer tap. Tiled splashbacks. Matching wall cupboards. Space for an electric cooker. Extractor. Utility spaces below worktops with plumbing for washing machine and dishwasher. Further utility spaces below worktop for tumble dryer and fridge. Radiator. Built-in shelved pantry cupboard. UPVC double glazed window through to the garden room.

Bedroom 1 12'1" x 10'2" (3.68m x 3.10m)

Radiator. Built-in wardrobe with shelves and hanging rail. Built-in storage cupboard with a wall mounted gas fired combination boiler. Electronic thermostat control for heating. UPVC double glazed window to front aspect.

Bedroom 2 9'10" x 8'10" (3.00m x 2.69m)

Radiator. Smooth plaster ceiling. UPVC double glazed window to front aspect.

Bathroom 6'10" x 5'3" (2.08m x 1.60m)

Fully tiled walls and a white suite comprising panelled bath with an electric shower unit above. Pedestal wash basin. WC. Radiator. Shaver point. UPVC double glazed window to side.



Outside

The front garden has been landscaped for low maintenance. A pathway leads through a gate to the side of the property and continues to the rear garden which is enclosed by fencing, south facing and landscaped for low maintenance with artificial lawn and patio area. A gate to the rear boundary leads to the two parking spaces beside a single garage with up-and-over door, light and power. Outside cold water tap to the side of the property.

Tenure

Freehold.

Services

Mains water, gas, electricity and drainage are connected.

Council Tax

Great Yarmouth Borough Council - Band B

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 and 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 and then turn immediately right into Kennedy Avenue, at the 'T' junction turn right onto Mariners Compass, Half Moon will be found on the left as a walk way. Proceed along the pathway and the property will be found on the right hand side.

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Floor Plans



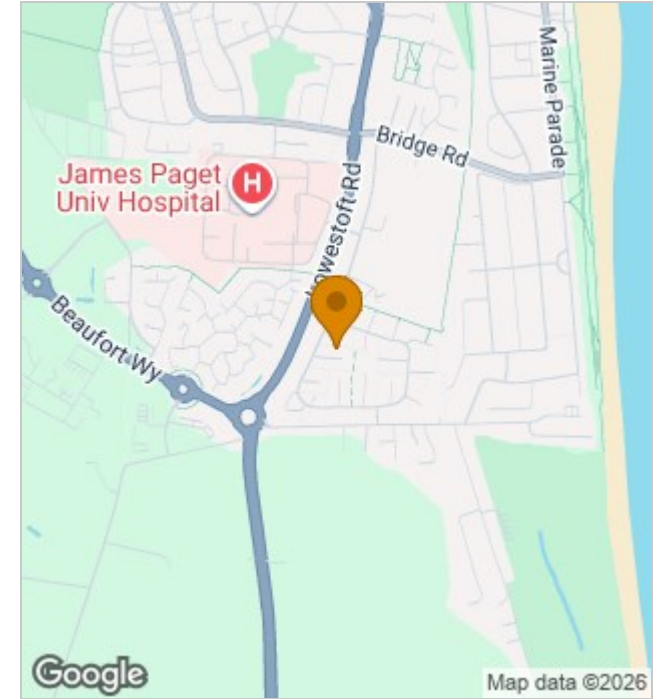
Viewing

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

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Location Map



Energy Performance Graph

