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£200,000



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43 Shrublands Way Gorleston, NR31 8DU

- SEMI DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- GARAGE TO REAR
- OPPORTUNITY TO MODERNISE
- SUBSTANTIALLY EXTENDED
- BEAUTIFUL REAR GARDEN
- EPC TBA
- CLOSE TO TOWN CENTRE
- NO ONWARD CHAIN

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION in DETAIL

ENTRANCE HALL

Through the modern part-glazed front door into the Hallway of your new one storey home. Doors lead off to your Cloakroom, Dining Room and ...

LOUNGE 3.82m x 3.45m (12' 6" x 11' 4")

Located centrally your Lounge / Sitting Room features a large leaded window to side aspect, radiator, fitted carpet and feature fireplace.

DINING ROOM 2.87m x 1.85m (9' 5" x 6' 1")

Accessed from your Hall via a glazed door, your Dining Room provides ample space for a small dining table, a vinyl floor and radiator are also featured. This room is convenient located 'Open-Plan' to your ...

KITCHEN 3.00m x 2.00m (9' 10" x 6' 7")

Now we are in the extended part of the Bungalow and located at the rear of the property. Your 'galley' style kitchen features a range of base and wall units fitted to two walls and a square edged worktop over. Ample space is provided for your cooker, fridge freezer and automatic washing machine. Your large stainless steel sink and double drainer is located under your window to side aspect while your part-glazed back door is flanked by two uPVC sealed unit double glazed windows.

CLOAKROOM 1.84m x 1.57m (6' x 5' 2")

A super space which is the link between your Hall and bathroom and features a vanity wash hand basin. A door leads you in to your ...

BATHROOM 1.80m x 1.66m (5' 11" x 5' 5")

Your Bathroom features a suite comprising of a panel bath with shower and screen over and a low level WC. Mainly tiled to walls and floor, there's also a radiator and opaque uPVC sealed unit double glazed window.

INNER LOBBY

This is your link between your Living and Bedrooms

BEDROOM TWO 2.90m x 2.74m (9' 6" x 9')

A good size double with a built-in wardrobes, uPVC sealed unit double glazed window, fitted carpet and radiator.

MASTER BEDROOM 3.82m x 3.06m (12' 6" x 10') plus bay

Originally a Master Bedroom, however currently set up as a Lounge, a large bay window dominates the room and allows an abundance of daylight in. There is a fitted carpet, radiator and brick fireplace also featured.

OUTSIDE

FRONT GARDEN

Your walled front garden is maintenance free with a ornate patio and shingle, while a path leads you to the side of the bungalow to your front door. A gate leads you into your ...

REAR GARDEN

Completely enclosed by fence and very private, your rear Garden is a peaceful haven to sit out and enjoy or a Gardeners paradise.

Half lawn and half borders, there's a timber garden shed for your tools and a patio nearest the rear of the bungalow, perfect for a barbecue or even a spot of alfresco dining.

At the far end, timber gates lead you to rear access road.

GARAGE

Of traditional brick construction, your Garage features an up-and-over vehicular door, personal door and window.

Council Tax

Great Yarmouth Council Band B

SUMMARY

If you are looking for the perfect one storey home located in a popular seaside town then look no further. Complete with gas central heating, double glazing and that beautiful Garden and Garage, you may want to update cosmetically to put your own stamp on it.

Come take a look, give us a call today.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



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SUBSTANTIALLY EXTENDED TWO BEDROOM BUNGALOW

complete with DETACHED GARAGE to REAR

Extended to rear to make a much larger Kitchen and separate Dining Room, this lovely semi detached Bungalow is an opportunity to improve further. This one storey home offers detached Garage with rear vehicular access and lovely enclosed rear Garden. Your accommodation also comprises of a bay fronted double Bedroom currently used as a Living Room, a further double Bedroom, Sitting Room and Bathroom. Complete with the creature comforts gas central heating throughout.

NO ONWARD CHAIN

LOCATION AND AMENITIES

Shrublands Way is located in the heart of this popular seaside town of Gorleston-on-Sea, just off the A47 and less than a mile from Gorleston's beautiful sandy beach. With Great Yarmouth 4 miles north, Lowestoft 5 miles south and the stunning Norfolk countryside a short drive away. Local amenities such as the James Paget Hospital, Gorleston High Street, a range of schools and Norfolk's superb local and national public transport network are all close at hand.

Contact: The Steve Newsham | Mobile: 07785 581002 | e-mail: steve@one-estates.co.uk



43 SHRUBLANDS WAY, GORLESTON

TOTAL FLOOR AREA : 597 sq.ft. (55.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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