

BURNT LANE

Gorleston, Great Yarmouth NR31 0PG

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336116

FOR SALE PROPERTY



A hand holding a smartphone displaying the Starkings & Watson virtual tour app. The screen shows a virtual tour interface with a house icon, a 'Enter virtual tour' button, and the company logo. Below the phone is a QR code and the text 'SCAN HERE FOR A VIRTUAL TOUR'. The background is a teal gradient.



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STARKINGS & WATSON

- Detached Bungalow
- Two Double Bedrooms
- Deceptively Spacious
- Fantastic Condition Throughout
- Kitchen/Dining Room
- Family Bathroom
- Wrap Around Garden
- Driveway Parking

IN SUMMARY

This DETACHED BUNGALOW is situated in the seaside town of Gorleston-On-Sea with its GOLDEN BEACH being just a short walk from your front door. Inside you will find TWO DOUBLE BEDROOMS with BUILT-IN STORAGE coming off a wider than average, L-Shaped hallway. Spanning across the rear of the property is a MODERN and WELL-EQUIPPED Kitchen and Dining Room space complete with BREAKFAST BAR/DINING TABLE and a full range of INTEGRATED APPLIANCES. A sleek FAMILY BATHROOM and cosy SITTING ROOM all make this the perfect home for those seeking STYLE and QUALITY on one floor. The property is finished with AMPLE OFF ROAD PARKING and a manageable WRAP-AROUND GARDEN.

SETTING THE SCENE

You will find yourself making your way down the tightly lined street with characterful houses typical of the old Gorleston-On-Sea leading you on each side of the street down towards the sudden opening where the road widens. It is here where you will be able to find this newly built property tucked away behind tall

red brick walls with an opening inviting you to make your way on to the large brick weave driveway. The property is set back from the road offering the owners privacy and intimacy in this town centre locality.

THE GRAND TOUR

Entering the front door the first thing you will notice is the space and quality that is on offer. With the wider than average hallway leading you from front to back through an L-shape you will find access in to every room as well as some very useful and well-proportioned built in storage. Facing you as you enter the front door is the cosy and contemporary sitting room complete with uPVC French Doors leading to the front of the property/driveway. Both of the double bedrooms in the property are fitted with built in storage making space more present in the rooms and both have the same newly laid carpeting providing that soft comforting feeling underfoot. Adjacent to the second bedroom you will find a wonderfully spacious and bright three-piece bathroom suite complete with vanity storage, tiled surround and a heated towel rail. Spanning across the rear of the property is the hub of the home offering the ideal space to entertain family and friends in this fully equipped kitchen with integrated induction hob, fridge/freezer, dishwasher and washing machine. Sitting opposite to the kitchen through the open space is a breakfast bar come dining room table fit for all occasions and needs, making this the ideal space to be more connected with loved ones.



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THE GREAT OUTDOORS

From the brick weaved driveway you are led through the timber wooden fence sitting between the property and a useful brick built storage space which will lead you round the property towards the front door. From this point and wrapping around the exterior of this gorgeous home is a garden laid to lawn stretching the width of the property at the rear and half way down each side of the property. As you round the final turn of the property's exterior you will find a private and welcoming patio area perfect for relaxing in privacy during those summer months. Just beyond the patio area is a timer fence separating you from the driveway at the front which is also accessed through a timber gate. There is a separate French Door entrance towards the top of the driveway which one could utilize too leading you straight into your sitting room.

OUT & ABOUT

The property is situated in Gorleston, out of town, with a wealth of local amenities close by, whilst benefiting from excellent transport links to Great Yarmouth, Lowestoft and Norwich. Amenities include various public houses, retail outlets, schools, doctors and dental practices. Naturally, being a coastal town, the beach and coast line is a local attraction and various car parks allow access.

FIND US

Postcode : NR31 0PG

What3Words : ///pies.pump.hosts

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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GIRAFFE 360
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Excluding balconies and terraces

Approximate total area^m
818.22 ft²
76.01 m²

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