



**8 CROSSTEAD, GREAT YARMOUTH, NORFOLK,
NR30 4AP**

£172,000

- DETACHED BUNGALOW
- TWO BEDROOMS
- NEAR RACECOURSE
- GARDENS & GARAGE
- GAS CENTRAL HEATING
- NO CHAIN

Detached bungalow to popular residential area, Newtown Great Yarmouth. This vacant property offers gas central heating, uPVC double glazed windows and doors, standing to gardens & longside drive leading to garage. Accommodation - Hall, central hall, front lounge, kitchen, side lobby, two double bedrooms, bathroom & separate WC. No chain.

ACCOMMODATION

uPVC double glazed side entrance door leading to -

CENTRAL HALL

Spacious entrance area with laminate flooring, radiator, power points, BT point, loft hatch.

LOUNGE

16' x 12' (4.88m x 3.66m) Fire space & gas point, TV point, power points, bowed bay with uPVC double glazed windows, wall lights, side double glazed uPVC window, blinds, radiator, fitted carpet.

KITCHEN

13' 6" x 10' 3" (4.11m x 3.12m) Oak styled fitted kitchen with good selection of base & eye level wall units, drawers and cupboard, glazed display cabinets with shelving, inlaid onyx effect worktop surfaces with ceramic tiling to walls with inset power points, double banked radiator, plumbing for automatic washing machine, uPVC double glazed window, blinds, TV point, power points, thermostat & timers for central heating, timber glazed door leading to -

UTILITY / SIDE LOBBY

Front and rear entrance with uPVC double glazed doors, condensing gas boiler mounted to wall.

BEDROOM ONE

12' 8" x 11' 3" (3.86m x 3.43m) Built in wardrobe and vanity unit with wall mirror, fitted carpet, power points, radiator, uPVC double glazed windows looking onto garden.

BEDROOM TWO

12' 8" x 9' 6" (3.86m x 2.9m) uPVC double glazed windows looking onto garden, radiator, power points, fitted carpet.

BATHROOM

Pink suite, panelled bath, pedestal wash hand basin, radiator, ceramic tiling to walls, shower, shower rail & curtain over bath, frosted uPVC double glazed windows.

SEPERATE CLOAKROOM

WC, wash hand basin, frosted uPVC double glazed window.

ADJOINING SINGLE GARAGE

Up & over door and side courtesy door.

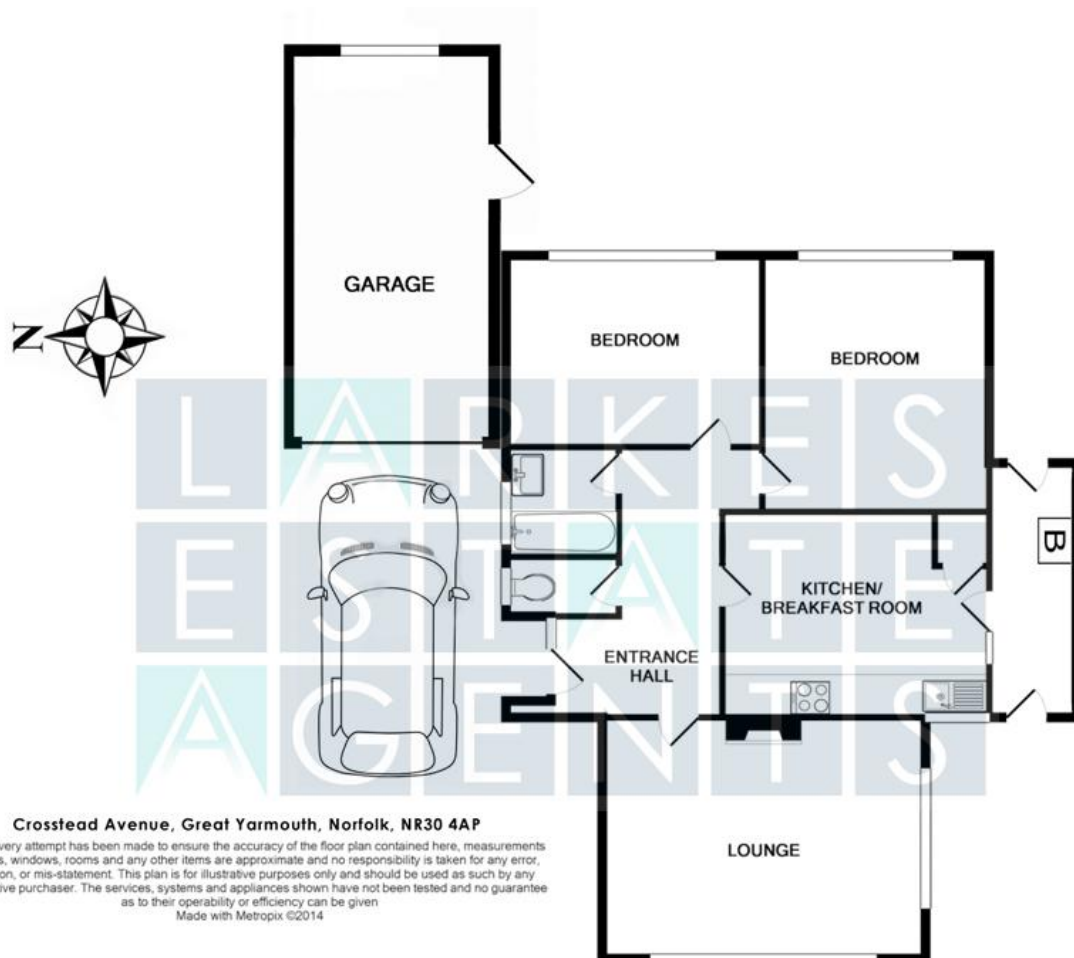
GARDENS

Front garden - Laid to lawn, flower & shrub borders, pathway leading to front entrance door, longside drive, parking for many vehicles leading to garage.

Rear garden - Mainly laid to lawn, screened by hedgerows and conifers, to boundaries, pathway, ornamental fish pond, green house.

SERVICES

Mains gas, water, electricity and drainage are understood to be connected (subject to confirmation from the statutory authorities). Larkes Estate Agents have not carried out tests of the services or appliances and interested parties should arrange their own tests to ensure these are in working order.



ENERGY PERFORMANCE RATING: TBC

COUNCIL TAX BAND: C

LOCAL AUTHORITY: GREAT YARMOUTH BOROUGH COUNCIL

TENURE: FREEHOLD

OPENING HOURS

Mon – Thur 9am-5.30pm
Fri 9am-5pm
Sat 9.30am-12.30pm

CONTACTS

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