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Burgh Road, Gorleston, Great
Yarmouth, Norfolk

Guide £290,000

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ENCLOSED PORCH

With access to the entrance hall and integral garage.

ENTRANCE HALL

Spacious entrance hall with access to the lounge, kitchen and WC. With stairs to the first floor and under stair storage cupboard.

LOUNGE/DINER

Large lounge diner with feature brick fireplace. With fitted carpet, gas central heating radiator and sliding doors leading to the conservatory. With open archway access to the kitchen.

CONSERVATORY

To the rear of the property with tiled flooring and access to the rear garden.

FITTED KITCHEN

Fitted with a range of wall and base units with complimentary work surfaces and tiled surround. With integrated oven, hob and extractor fan and space for a fridge freezer. With tiled flooring and access to the lounge, entrance hall and outside.

GROUND FLOOR WC

Comprising of hand wash basin and WC with frosted window and radiator.

FIRST FLOOR LANDING

With access to all bedrooms and bathroom. With large storage cupboard and loft access hatch.

BEDROOM ONE

Large master bedroom with fitted carpet, gas central heating radiator and double glazed window.

BEDROOM TWO

To the rear of the property with fitted carpet, gas central heating radiator and double glazed window.

BEDROOM THREE

To the front of the property with dual aspect double glazed windows, gas central heating radiator and fitted carpet.

BATHROOM

Tiled bathroom suite comprising of hand wash basin, WC and corner bath with fitted shower over. With frosted double glazed window.

OUTSIDE

Externally off road parking for at least two cars is located to the front leading to a large integral single garage. To the rear resides a lawned garden with additional patio area.

PROPERTY SUMMARY

GUIDE PRICE £290,000-£300,000 In a highly sought after location a short distance from the amenities of Gorleston including its abundance of shops, pubs and restaurants. Public transport links offer direct access to Norwich making this the ideal home for the commuter. Internally comprising of enclosed porch, entrance hall, large lounge diner, conservatory and ground floor WC. THREE DOUBLE BEDROOMS and family bathroom suite are located

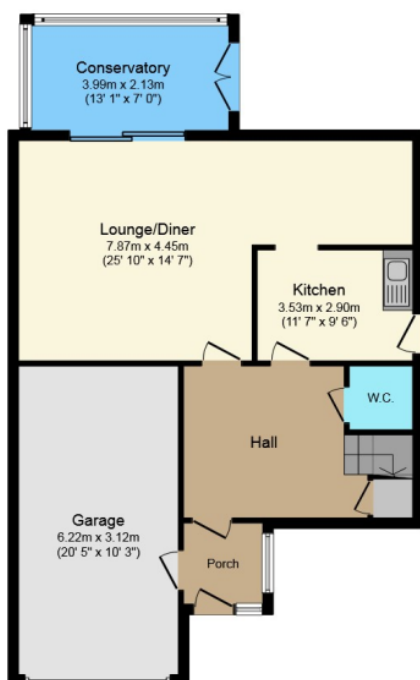
to the first floor. Subject to planning the loft offers a large area suitable for further extension. With gas central heating and double glazed windows throughout. Externally off road parking for at least two cars is located to the front leading to a large integral single garage. To the rear resides a lawned garden with additional patio area. EPC D.

FLOORPLAN

DIMENSIONS

- Lounge/Diner - 5.97m (max) x 8.74m (max) (19'7" (max) x 28'8" (max))
- Conservatory - 3.99m x 2.39m (13'1" x 7'10")
- Fitted Kitchen - 3.53m x 2.90m (11'7" x 9'6")
- Bedroom One - 3.38m x 4.72m (11'1" x 15'6")
- Bedroom Two - 4.24m x 3.58m (13'11" x 11'9")
- Bedroom Three - 3.23m x 2.77m (10'7" x 9'1")
- Bathroom - 3.23m x 2.54m (10'7" x 8'4")





Ground Floor

Floor area 83.0 sq. m. (893 sq. ft.) approx



First Floor

Floor area 66.0 sq. m. (710 sq. ft.) approx

Total floor area 149.0 sq. m. (1,604 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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*Source: Hitwise Nov 2011.

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