

LARKES

BECCLES ROAD
GORLESTON
NORFOLK
NR31 8AH

£265,000 Freehold



BECCLES ROAD

SUMMARY

A charming detached bungalow offering high quality fixtures and fittings and flexible accommodation.

This property has been cherished by its current owner, the accommodation is very well presented and outside the generous garden plot has plentiful well stocked and mature flower beds. The bungalow has a large gated parking area, a double garage, and lots of scope to extend.

ACCOMMODATION

A glazed entrance door leads into the porch and central hallway, which provides access to all of the accommodation. To the rear of the property is the kitchen which comprises base and wall mounted cabinetry, laminate work tops & ceramic tiled splash back surfaces, an inset stainless steel sink, integrated high level oven, hob and extractor canopy, and recesses for an under-counter fridge. An archway from the kitchen leads across the hallway to the family

dining area. An external store room provides an additional utility area.

To the back of the hall is the bathroom. Part tiled and part pine panelled this generous washroom is fitted with a white suite including a close coupled WC, pedestal wash basin, panel bath with shower and glazed partition. An airing cupboard provides laundry storage whilst also housing the gas fired boiler for domestic hot water and central heating.

The bay fronted living room located at the front of the property is generous in scale, as is the neighbouring master bedroom. The second bedroom is smaller in scale but still more than adequate for a double bed and wardrobes.

Outside to the front of the property is a turfed garden with brick built boundary wall, a resin bound driveway provides ample off street car parking and access to the double garage which is located at the back of the plot. Immediately to the rear and side of the property

are further turfed gardens with footpaths, mature shrubs and patio areas.

The property is considered to have good potential for extension. Plans have previously been drafted to convert the loft space into a master bedroom - subject to planning consent.

Please view the floor plans for room dimensions and layout.

LOCATION

Gorleston-on-Sea lies just to the south of Great Yarmouth, it has its own huge bay and riverside and a stunning sandy beach stretching into the distance below cliff gardens and the grand promenade. The glorious beach is a firm favourite with locals and visitors for lazy days in the sun, it's also one of the best destinations in the Greater Yarmouth area for those seeking adventure if surfing or body-boarding is your preferred seaside activity.





Located in the Gorleston suburbs, the property benefits from easy access to schools & colleges, a regular bus service, High Street amenities and nearby supermarkets.

SERVICES

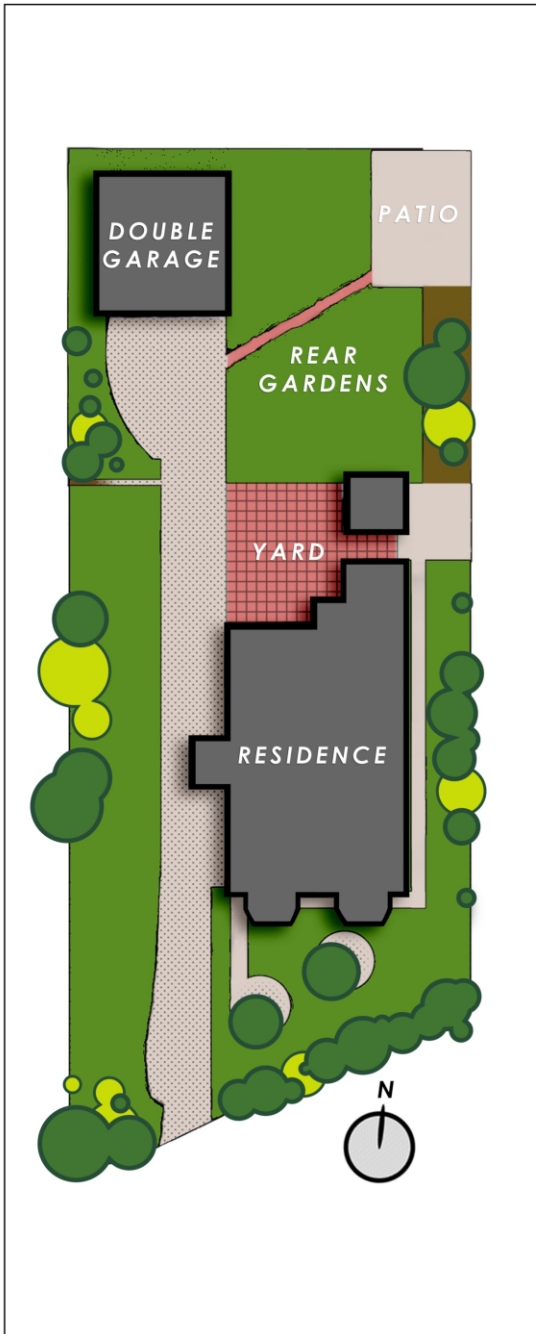
Mains gas, water, electricity and drainage are understood to be connected (subject to confirmation from the statutory authorities).

Larkes 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.

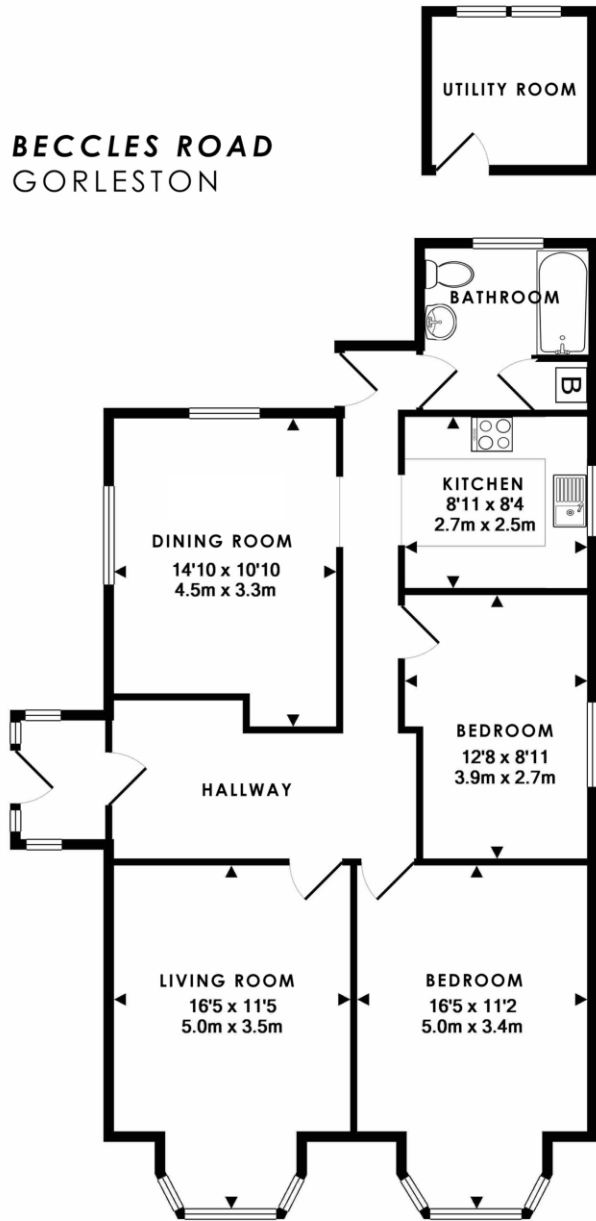








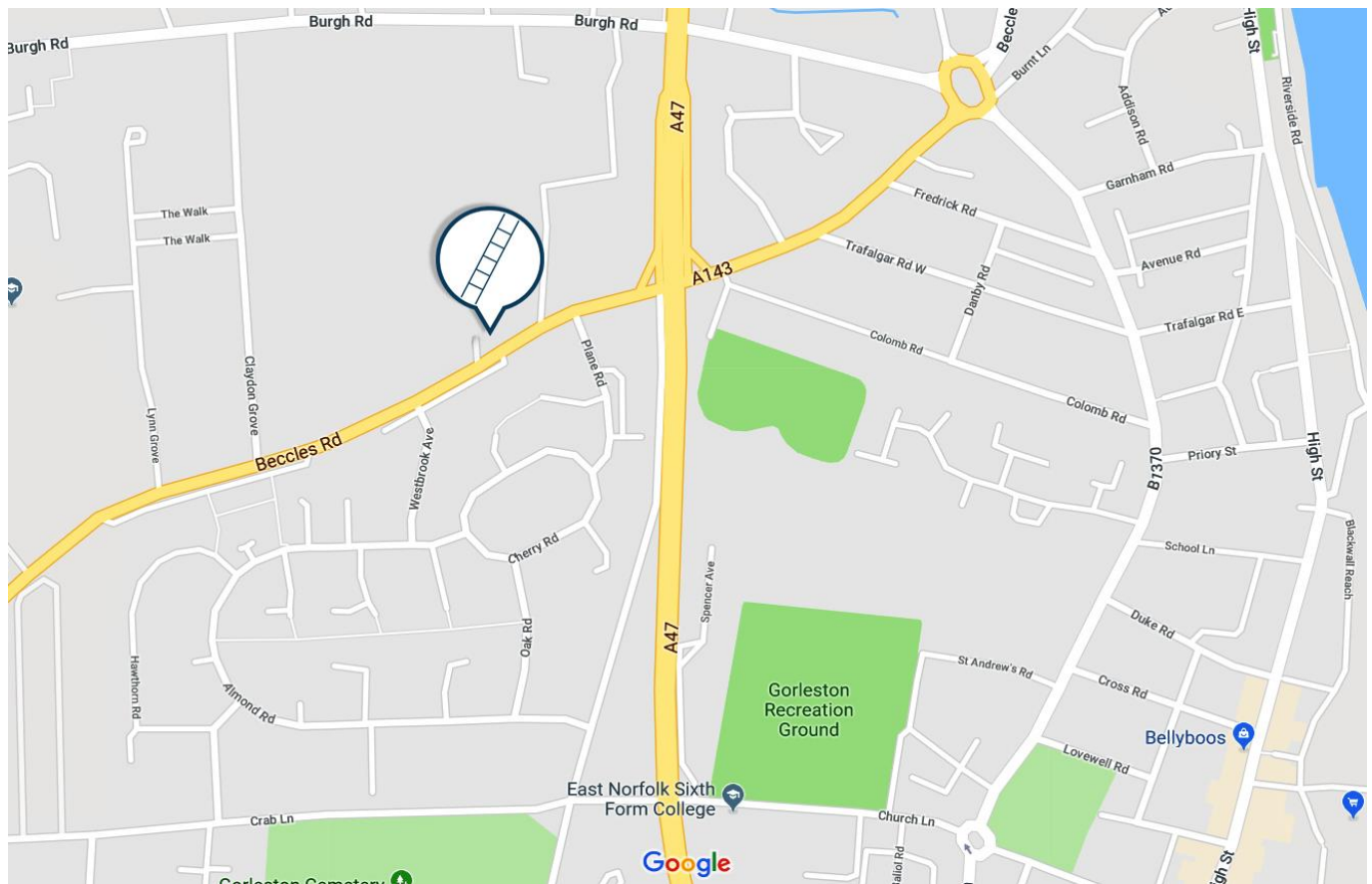
**BECCLES ROAD
GORLESTON**



TOTAL APPROX FLOOR AREA 968 Sq Ft (89.9 Sq M)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

LOCATION:



AT A GLANCE:

Property: Detached Bungalow, Two Bedrooms

Approximate Floor Area: 968 sq ft (90 sq m)

Heating: Gas Central Heating

Energy Rating: C 70

Local Authority: GYBC

Council Tax Band: C (£1,434)

LARKES



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