



## **CLAYDON GROVE**

Gorleston  
Norfolk  
NR31 8AU

**£315,000** Freehold





Ref: 7072



**CLAYDON GROVE**





This **GENEROUS BUNGALOW** is set to a private plot in the centre of Gorleston. With ample accommodation, the property has been **WELL MAINTAINED** and offers an **IN-OUT DRIVEWAY**, and **GARAGE**.

Freehold offered **CHAIN FREE**.





This remarkable three/four bedroom property is located only minutes from Gorleston high street and sea front, the secluded plot offers an in-out driveway, garage and mature landscaped gardens.

**DESCRIPTION** Accessed via a recessed storm porch the glazed entrance door opens in to a generous internal hallway, the accommodation is arranged with the living areas located to the rear of the property, and bedrooms and shower room to the front.

The generous living room has a feature fire place, a large picture window, and patio doors providing access to, and views over, the rear patio and landscaped gardens. The kitchen/breakfast room features fitted cabinetry with laminate worktop surfaces and composite sink unit, integrated appliances include fridge, dishwasher, double oven, and ceramic hob with extractor canopy over. A large walk in cupboard offers additional storage space. The kitchen has a large archway opening onto the central hall way which in turn provides access to a generous dining area, which could be repurposed as a fourth bedroom.

The three bedrooms, all accessed from the central hallway, have ample room for double beds and storage furniture. The front two bedrooms also benefit from charming bow windows.

The fully tiled family shower room has a walk-in shower cubicle, built in vanity cupboard with inset wash basin, and close coupled WC.

This detached bungalow benefits from gas fired central heating and double glazing.

To the front of the property there is a walled garden & block paved in-out driveway leading to the garage, and to the rear a large south/west facing lawn garden with mature trees and shrub/flower beds, a patio area, greenhouse, and composting area.

Please view the site/floor plans for dimensions and layouts.





View from kitchen into central hallway and dining area





**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.

Located in central Gorleston, the property has easy access to schools & colleges, a regular bus service, High Street amenities and nearby doctors, and supermarkets.

**SERVICES** Mains gas, water, electricity and drainage are understood to be connected. 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.

**AGENTS NOTE** Larkes Estate Agents Ltd, hereby disclose that a Personal Interest exists between this company its directors and/or its representatives and the subject property.



Images clockwise from top left: Living room, dining room, and rear patio.



Living Room





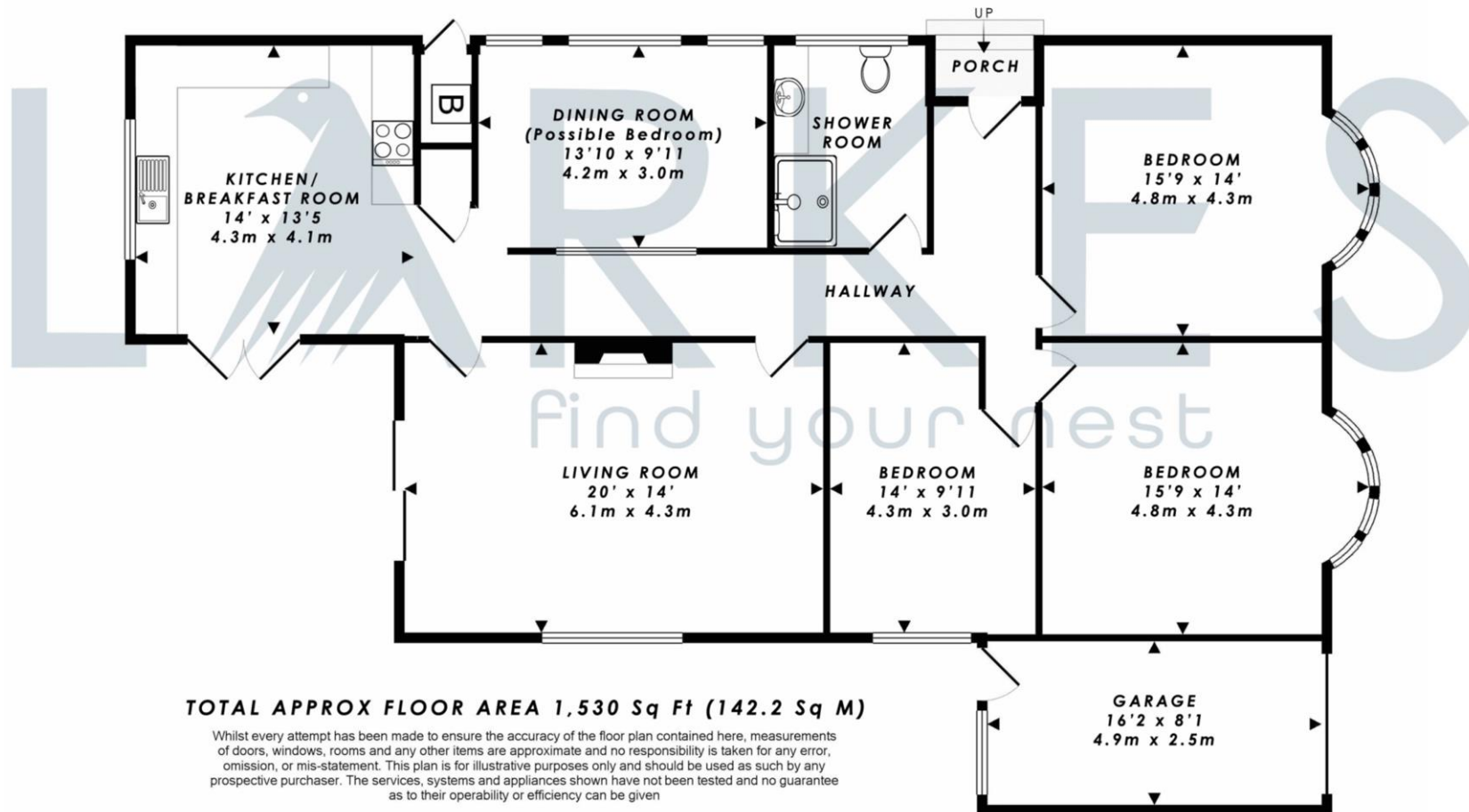
Images clockwise from top left: Master bedroom, second bedroom with bay window, view to the rear of garden, shower room, and third bedroom.



MAP:



## CLAYDON GROVE | GORLESTON







Not to scale. For Identification purposes only.

#### **AT A GLANCE:**

Property: Detached Bungalow, Three Bedrooms  
Approximate Floor Area: 1,530 sq ft (142 sq m)  
Heating: Gas Central Heating  
Energy Rating: TBC  
Local Authority: GYBC  
Council Tax Band: D (£1,617)

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