

LARKES



BURE CLOSE
GREAT YARMOUTH
NORFOLK
NR30 1QU

£230,000 Freehold

Ref: 7048



SUMMARY

This **GENEROUS FAMILY HOME** is set to a **QUIET CUL-DE-SAC** in North Yarmouth. Offering ample accommodation, the property has been **WELL MAINTAINED** but may benefit from some cosmetic updating. Gas fired central heating, Garage and Driveway.

Freehold offered Chain Free.

DESCRIPTION

Accessed via a large glazed entrance porch leading to an internal hallway, the accommodation is arranged with the living areas located to the ground floor, and bedrooms and bathrooms to the first floor.

The generous open plan lounge/dining room has a feature fire place and large picture windows over looking the gardens, it opens on to a private study area which could be also be used as a children's playroom. An internal door from the dining area leads to the kitchen/breakfast room which features fitted cabinetry with laminate worktop surfaces and a stainless steel sink unit, the room is part tiled with a vinyl flooring. The central heating boiler is wall mounted and there is a side door from the kitchen leading to the driveway, car port, and garage.

Back in the hallway there is access to a ground floor cloakroom and large under-stair storage cupboard. The gallery staircase leads to an open landing area. The three bedrooms have ample room for double beds and all feature built-in wardrobes. The family bathroom has a bath tub with shower over, pedestal wash basin, and mid level WC unit.

To the front of the property there is a walled garden and driveway leading to the single garage, and to the rear the private gardens have been paved for easy maintenance, there are mature flower beds, a green house and garden shed.

Please view the floor plan for property layout and room dimensions.



Top image: Rear gardens / Bottom Image: kitchen





LOCATION

Bure Close is situated off Lawn Avenue in the New Town area of Great Yarmouth, a residential area popular with families due to the wide variety of local schools, amenities, and its close proximity to the seaside, parks, and good road links to the cathedral city of Norwich (30 minute drive).

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.

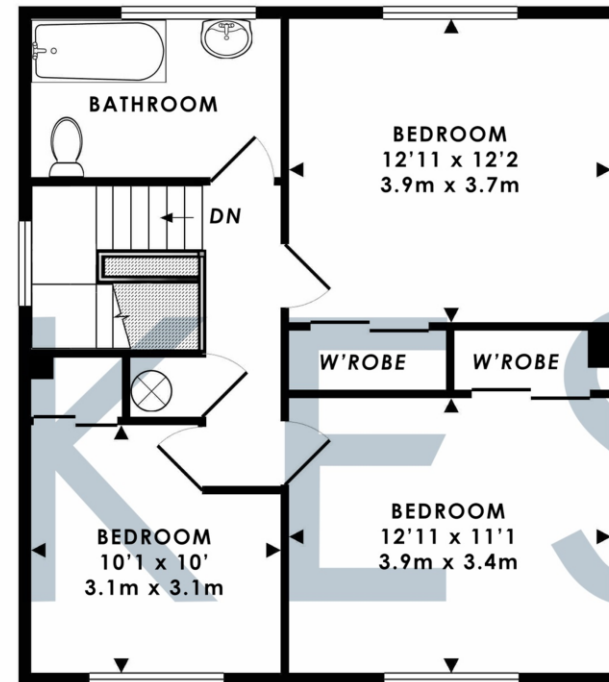
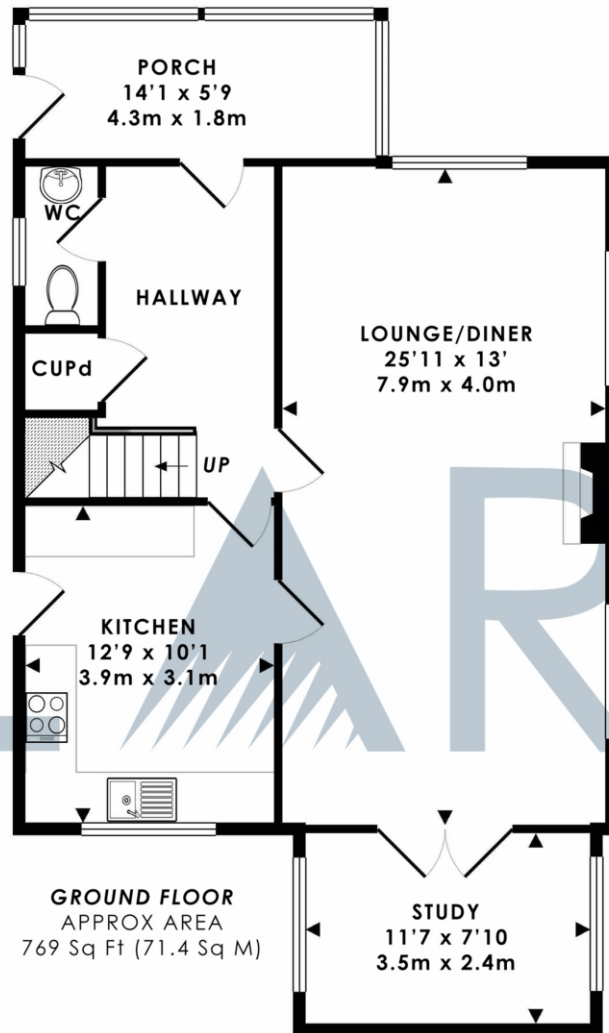


Images clockwise from top: Entrance porch, dining area, and entrance hallway



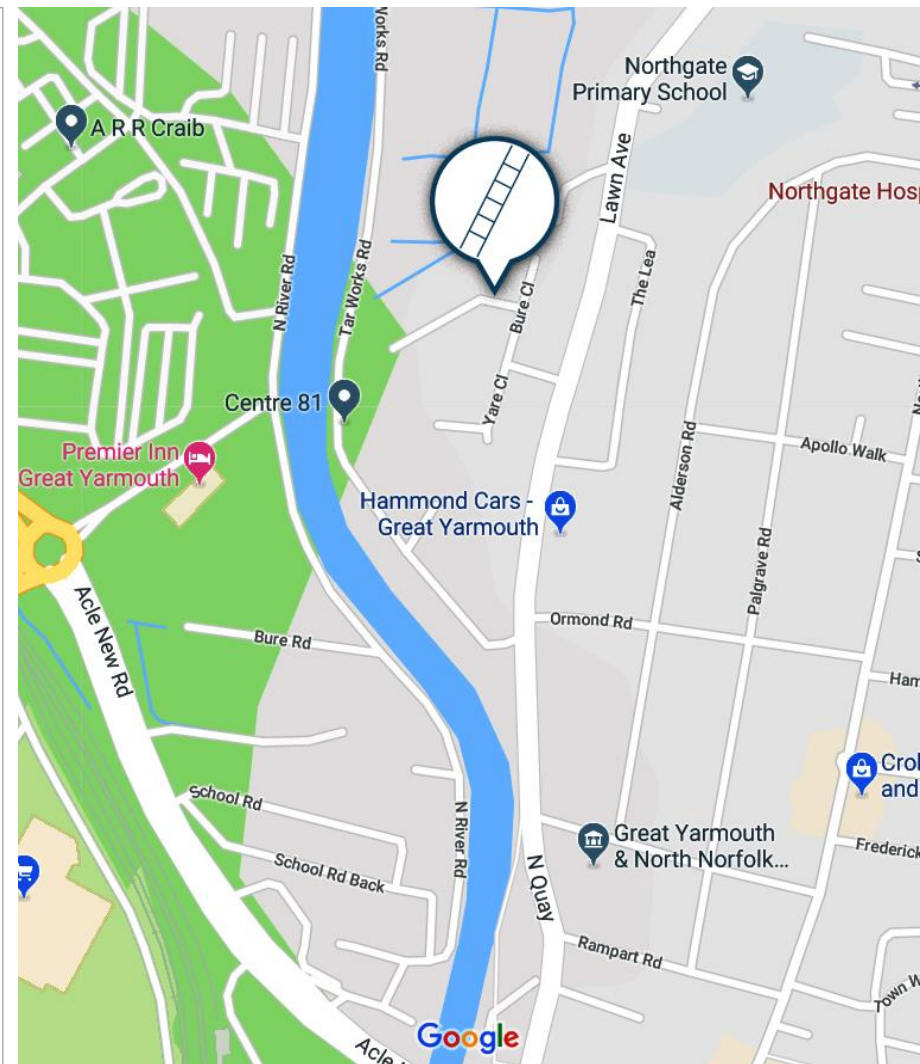
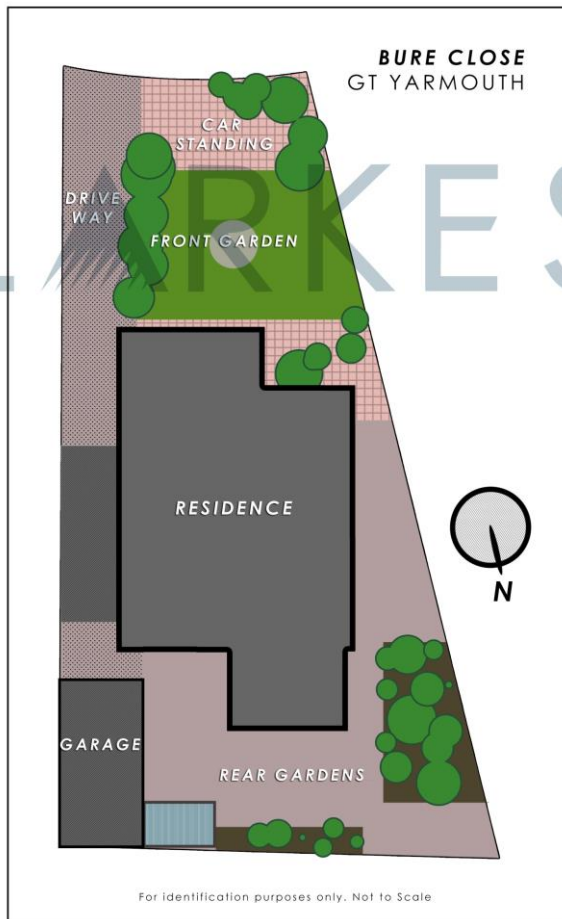
Images clockwise from top left: Front bedroom, second bedroom, family bathroom, rear view from first floor bedroom, and rear yard

BURE CLOSE | GREAT YARMOUTH



TOTAL APPROXIMATE AREA 1,366 Sq Ft (126.9 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



AT A GLANCE:

Property: Detached House, Three Bedrooms
 Approximate Floor Area: 1,366 sq ft (127 sq m)
 Heating: Gas Central Heating
 Energy Rating: TBC
 Local Authority: GYBC
 Council Tax Band: D (£1,616)

NOTE: Larkes Estate Agents for themselves and for the vendors or lessees of this property whose agents they are give notice that: (i) the particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given, without responsibility and intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Larkes Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.

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