



ADDRESS
23 Youell Avenue
Gorleston-On-Sea
Norfolk
NR31 6HT

TENURE
Freehold

L  LARKES S

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'THE CONSERVATORY IS A GREAT SPACE TO ENJOY THE PRIVATE EAST FACING LAWNED GARDEN'

FIND YOUR NEST

‘A CHARMING SEMI-DETACHED BUNGALOW, TOTALLING OVER 1,500 SQ FT THIS GENEROUS MUCH-LOVED PROPERTY IS WELL PRESENTED BUT NOW REQUIRES SOME UPDATING.’

Accessed via a side porch from the driveway, leading into a generous central hallway. Ground floor accommodation includes two double bedrooms, a wonderfully light living room with bay window, a dining area, kitchen, conservatory, shower room and WC. Open steps from the front bedroom lead up to a large loft bedroom, with ensuite shower room and storage areas.

The conservatory is a great space to enjoy the private east facing lawned garden. To the front of the property there is a further lawn garden, and a large driveway with parking for up to three vehicles and access to a single garage.

This semi-detached bungalow has gas central heating and is uPVC double glazed.

Please view the floor plan for room dimensions and layout.

**FIND
YOUR
NEST**





**‘THE TOWNS SANDY
EDWARDIAN BEACH IS
ON THE DOORSTEP’**

**FIND
YOUR
NEST**

Youell Avenue has an idyllic setting, the towns sandy Edwardian Beach is on the doorstep, along with the traditional seaside gardens, pier, and model boat pond. It also has a theatre opposite the pier called the Pavilion. The main shopping centre is on High Street. It has its own golf club.

The cafes, and neighbourhood stores of Bells Road are all within a short walk, where you will also find Margot's Lounge a coffee shop which serves a wonderful weekend Brunch.

There are many good schools nearby, including the Ofsted-rated 'Outstanding' Ormiston Venture Academy as well as Cliff Park, and Lynn Grove.

Tenure: Freehold
Council Tax Band: C

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

Larkes have not tested any services, appliances or specific fittings - prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.





Images clockwise from top left:
Rear bedroom, Loft room, Rear
Garden, Front bedroom, WC &
Shower room

YOUELL AVENUE GORLESTON-ON-SEA

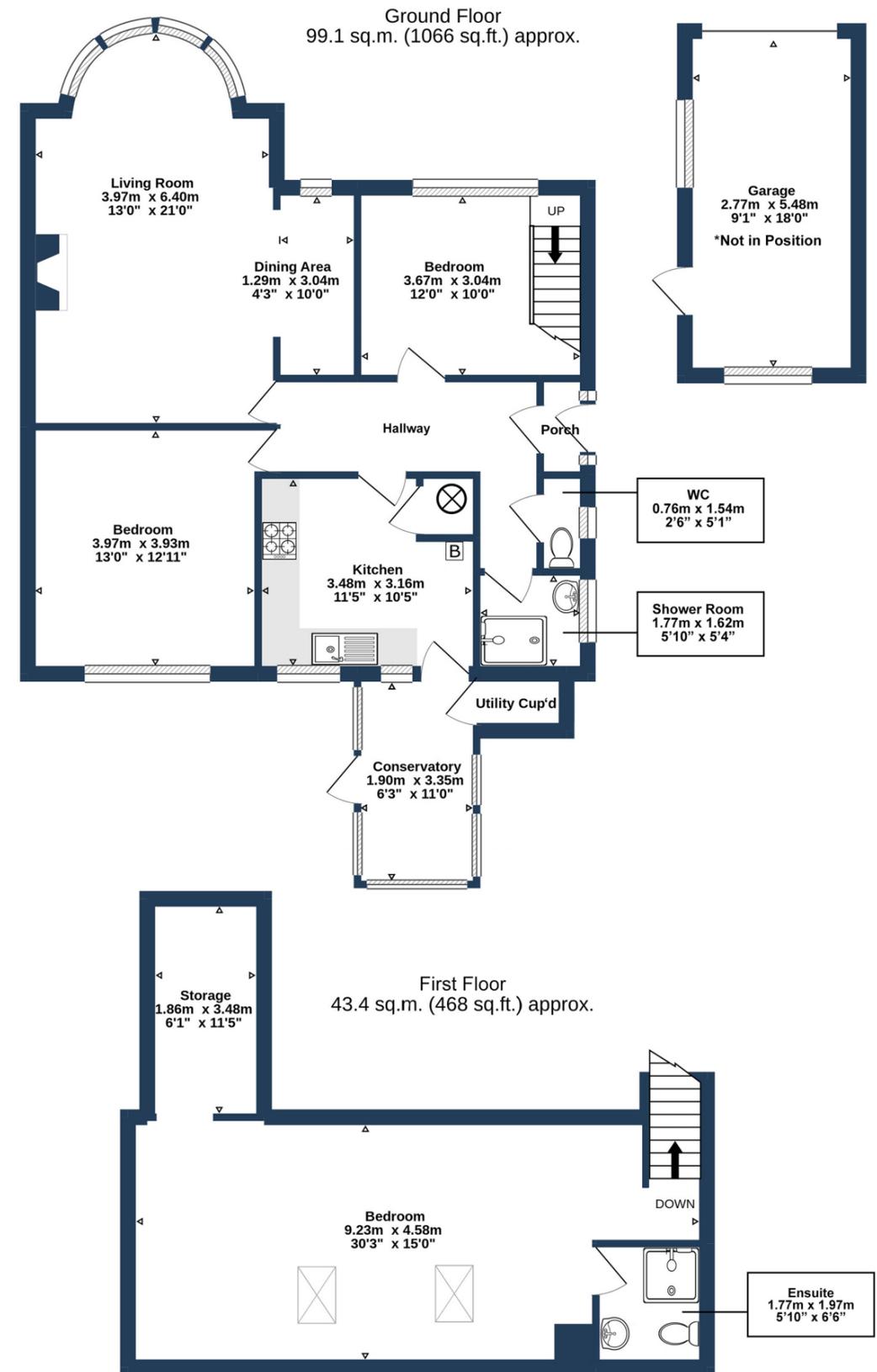
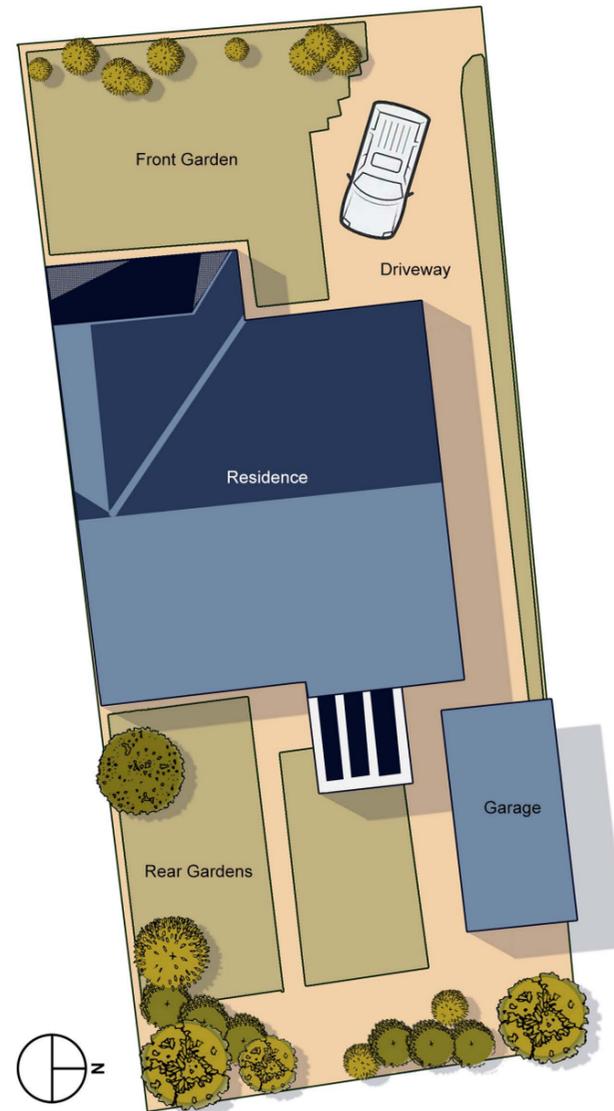
APPROXIMATE FLOOR AREA
= 142.5 sq m / 1,534 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale

VIEWING ARRANGEMENTS
Telephone: 01493 330299
Email: sales@larkes.co.uk

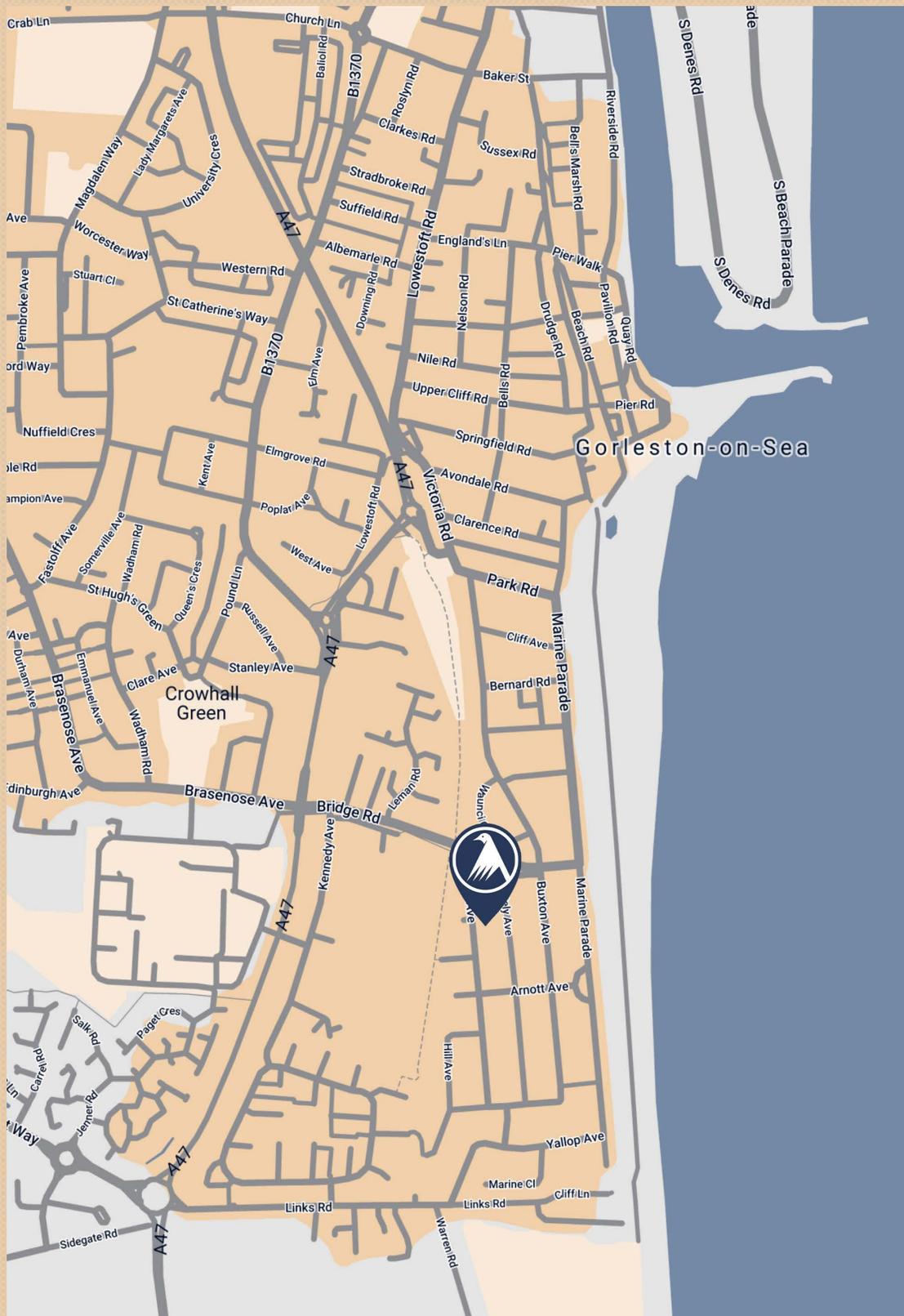
COUNCIL TAX - Band C (£1,780)

ENERGY RATING - TBC



**FIND
YOUR
NEST**

Ref: 7168



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