



## 120 Bells Marsh Road, Gorleston

£250,000

A fantastic opportunity for first time buyers! Located just moments from the beach and offers a stylish open-plan kitchen/diner, three well-sized bedrooms, two modern bathrooms, a landscaped garden and an integral garage. Call today to book your viewing.



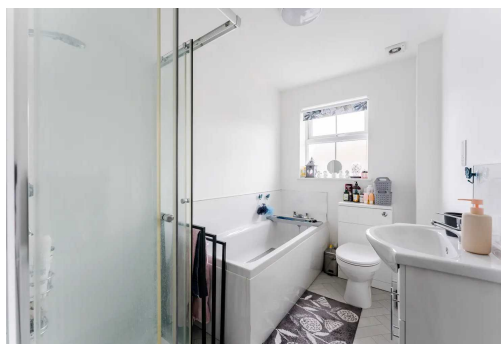
Gorleston, located on the Norfolk coastline is a town known for its sandy beach and maritime history. The town features a lively promenade with shops, cafes, and amusement arcades, offering a typical seaside experience. The prominent Gorleston Pier extends into the North Sea, providing views of the coastline. St. Andrew's Church is a notable historical landmark. Gorleston also has well-maintained parks, including cliff-top gardens. Overall, the town offers a mix of coastal charm and historical elements.



### AGENTS NOTE

We understand the property will be sold freehold and connected to all mains services.

Council tax band - C.





Introducing this exceptional three-bedroom semi-detached house in Gorleston, ideally situated in the sought-after residential area and thoughtfully designed to cater to the needs and desires of first-time buyers. This property is conveniently located within a short stroll of the beautiful nearby beach and offers convenient access to an array of amenities, making it an irresistible opportunity for those seeking a comfortable and convenient lifestyle.

As you enter this superb property, you are greeted by a tastefully decorated and inviting interior. The open plan kitchen and diner is a highlight, providing a seamless flow between cooking, dining and entertaining. The kitchen area is fitted with contemporary units and sleek worktops. The adjoining dining area offers ample room for a large table, ensuring that family meals and social gatherings can be enjoyed effortlessly.

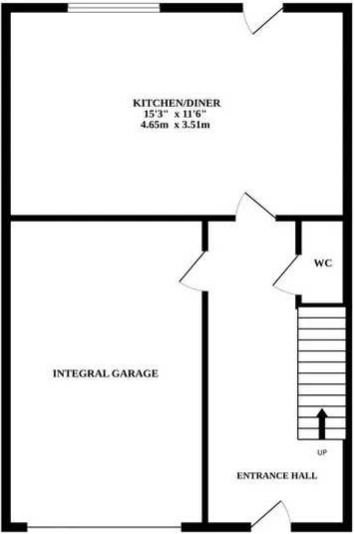
Upstairs, three well-sized bedrooms await. Each room benefits from ample natural light, generous proportions and neutral decor, providing a calming atmosphere for rest and relaxation. Completing the accommodation is the presence of two modern bathrooms, spread across two floors.

The exterior of this property is equally impressive, with a beautifully landscaped garden providing the perfect setting for outdoor activities and alfresco dining. The integral garage provides the convenience of additional storage space or the possibility of converting it to suit individual needs.

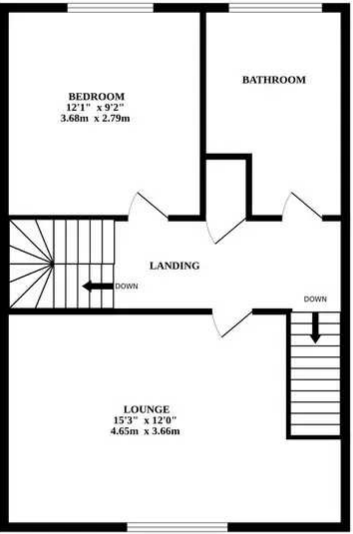
Situated within a short walk of the beach, this property offers a fantastic opportunity for beach lovers and water sport enthusiasts to enjoy the coastal lifestyle. Additionally, its proximity to a range of local amenities including shops, schools, and leisure facilities.



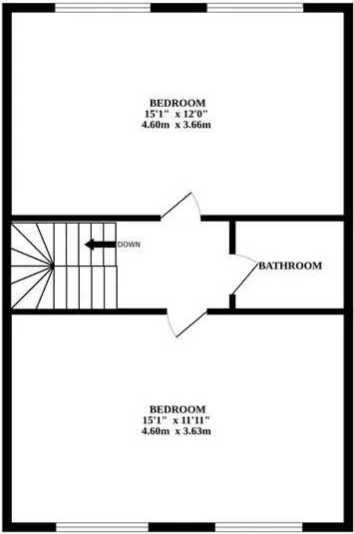
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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