



17 Hertford Way, Gorleston
£230,000

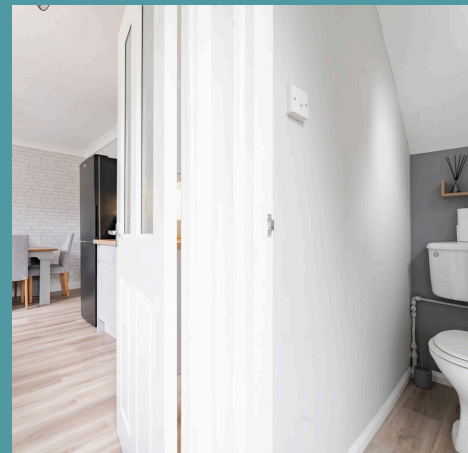
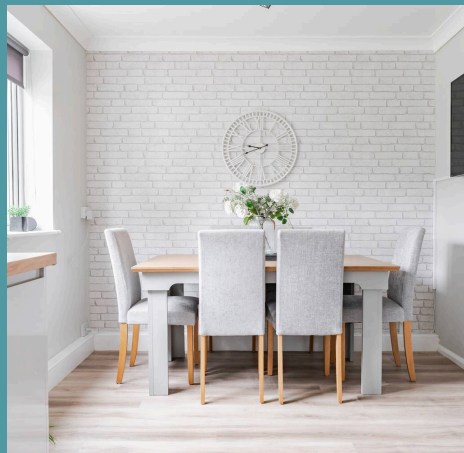
17 Hertford Way

Gorleston, Great Yarmouth

Welcome into this semi-detached residence that offers a perfect blend of coastal serenity and modern convenience, in the charming town of Gorleston-On-Sea. The property presents itself as a beautiful family home with flexible and spacious accommodation that can easily adapt to your own preferences. Highlighting a comfortable sitting room, a new kitchen with modern fixtures and fittings, three bedrooms and a family bathroom. Externally, you will find a south-facing garden with a summerhouse and a brick-built store, along with a driveway providing off-road parking. Don't miss the chance to create lasting memories in a place you'll be proud to call home.

Location

Gorleston is a coastal town located in Norfolk, along the shores of the North Sea. Part of the Great Yarmouth borough, Gorleston is renowned for its sandy beach, offering stunning views and a relaxed atmosphere. The town is characterized by its charming promenade, traditional seaside attractions, and a range of local amenities. Gorleston also has a rich history, with landmarks such as the Gorleston Cliff Gardens and the 19th-century lighthouse adding to its unique charm. Its proximity to Great Yarmouth and the Norfolk Broads makes Gorleston an appealing destination for both relaxation and exploration.





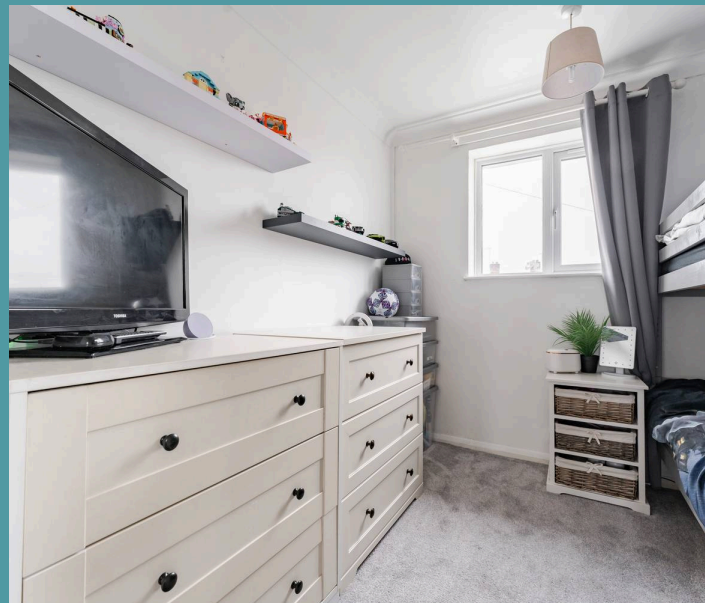
17 Hertford Way

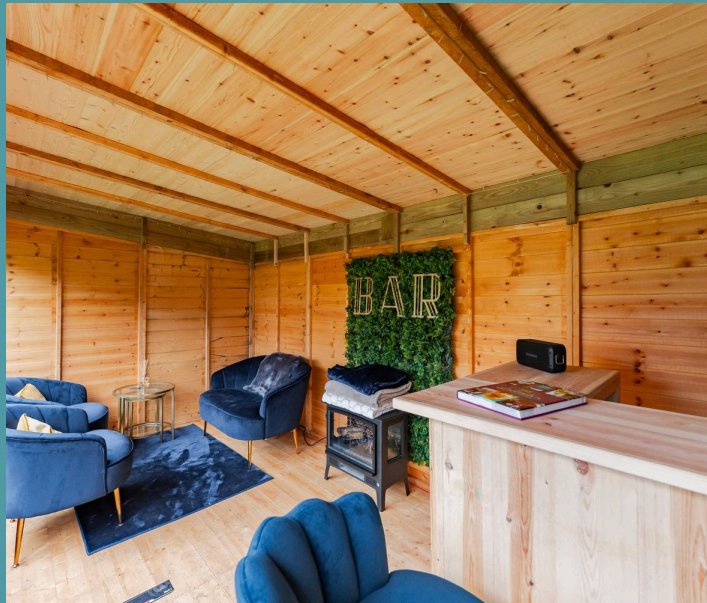
Gorleston, Great Yarmouth

Upon entering, you are greeted by a bright and welcoming sitting room that is flooded with natural light, creating an inviting space for relaxation and entertaining. At the heart of the home lies a brand new kitchen equipped with modern wall and base units, quality integrated appliances, and plenty of storage space, to enhance your cooking experience. Adjacent to the kitchen, a functional utility area is suitable for storing your laundry essentials and additional storage, while a convenient WC completes the ground floor layout.

Ascending the staircase, you will find three well-appointed bedrooms, each thoughtfully designed to offer a comfortable and private space for the whole family. The family bedroom comprises of a contemporary three piece suite, including a bathtub, hand basin and a WC.

The south-facing garden is a true highlight of this home, that is primarily laid to lawn, with a patio area for your outdoor seating arrangements. A summerhouse that is currently utilised as a garden bar, has the potential to be a home office or hobbies room, depending on your own requirements. The brick-built store is perfect for your garden equipment and tools. Overall, it is fully enclosed so you can enjoy in seclusion. At the front of the residence is a driveway providing off-road parking for multiple vehicles.





17 Hertford Way

Gorleston, Great Yarmouth

Agents Notes

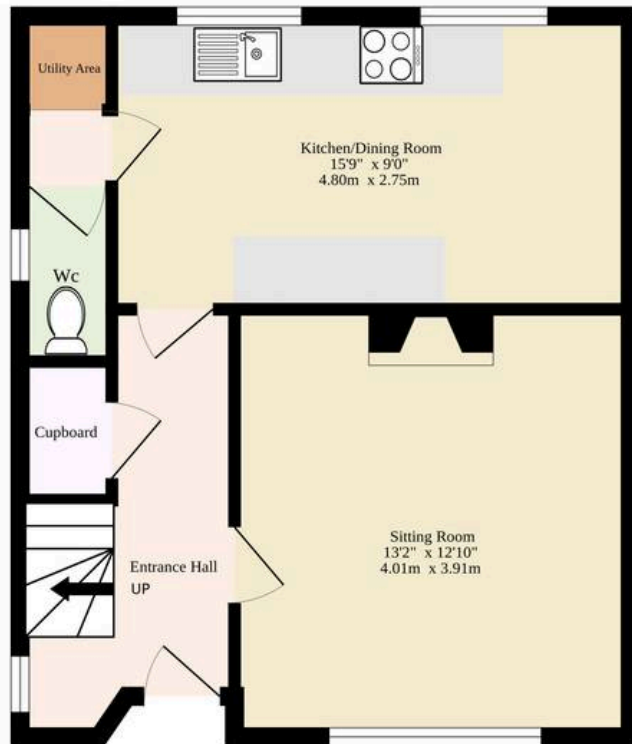
We understand that this property is freehold. Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

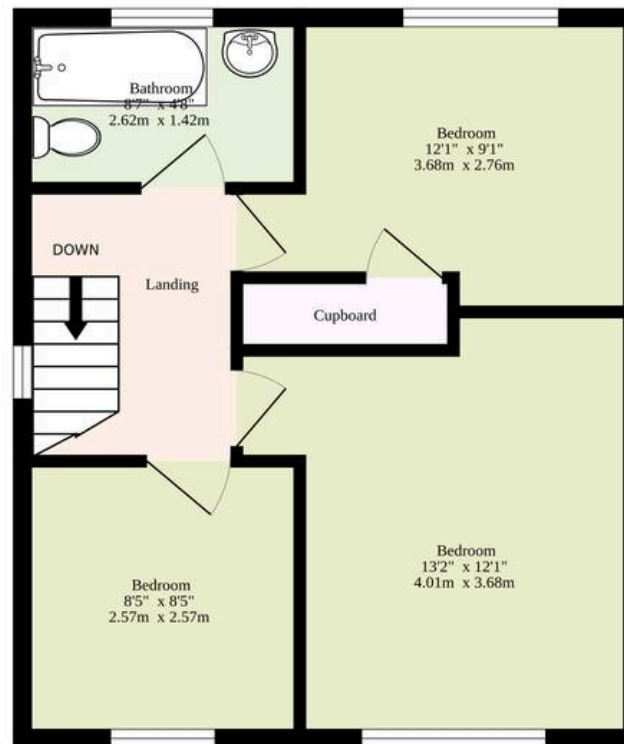
Council Tax Band: B

- Semi-detached residence in the coastal town of Gorleston-On-Sea
- Family home with flexible and spacious accommodation that can adapt to your own preferences
- Welcoming sitting room filled with natural light, inviting relaxation and entertaining
- Brand new kitchen equipped with modern wall and base units, integrated appliances and plenty of storage space
- Functional utility area and a convenient WC
- Three bedrooms and a contemporary family bathroom
- South-facing garden that is well-maintained, complemented by a summerhouse and a brick-built store
- Driveway providing off-road parking for multiple vehicles
- Close to local shops, healthcare facilities, bus routes, schools and the coast

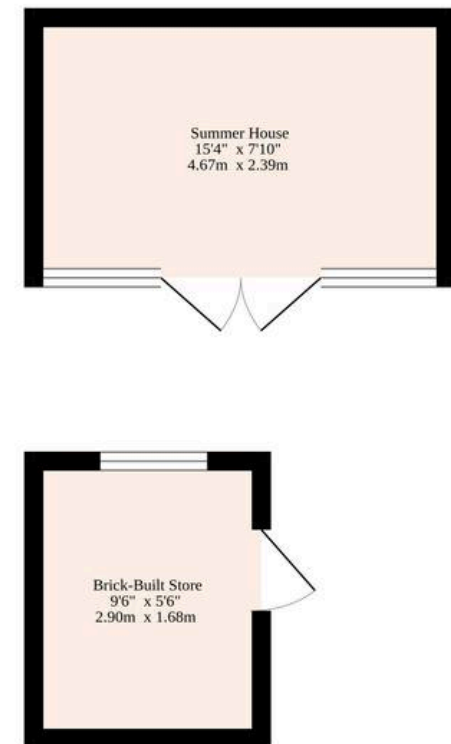
Ground Floor
406 sq.ft. (37.7 sq.m.) approx.



1st Floor
440 sq.ft. (40.9 sq.m.) approx.



Summerhouse And
Brick-Built Store
163 sq.ft. (15.1 sq.m.) approx.



Sqft Includes The Summerhouse And Brick-Built Store

TOTAL FLOOR AREA : 1009 sq.ft. (93.7 sq.m.) approx.

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.
Made with Metropix ©2025

