



30 Yallop Avenue, Gorleston

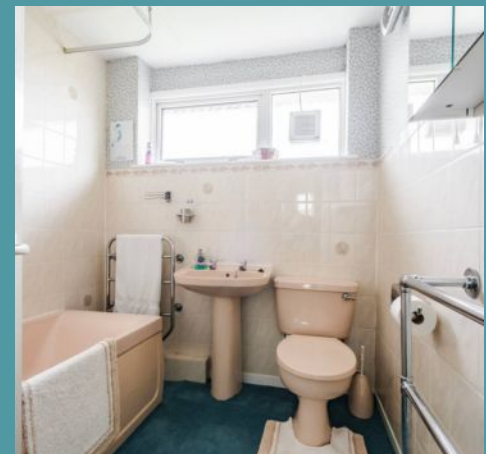
30 Yallop Avenue

Gorleston, Great Yarmouth

Introducing this charming detached residence located in the desirable coastal town of Gorleston-On-Sea. With a chain-free status, this home is suitable for families, offering spacious and flexible accommodation that can adapt to your own preferences and style. Highlighting an open-plan sitting/dining room, a kitchen/breakfast room, a functional utility room, a versatile office, a ground floor cloakroom, four bedrooms and a family bathroom. Externally, you will find a large well-established garden, a driveway and an integral garage. Don't miss the chance to acquire this home and experience all it has to offer.

Location

Gorleston is situated in a convenient and family-friendly area on the Norfolk coast. It is approximately 3 miles from Great Yarmouth town centre, offering access to a variety of shops, dining options, and leisure activities. The nearby A47 road provides easy connections to Norwich, located about 22 miles away, ideal for commuters or those seeking a larger city experience. Families will appreciate the proximity to local schools, including Cliff Park Ormiston Academy and Peterhouse Primary Academy, both within a short drive or walking distance. For those who enjoy the outdoors, Gorleston Beach is less than 2 miles away, providing a scenic spot for relaxation, walks, or water sports. Essential amenities such as supermarkets, medical facilities, and public transport links are also conveniently close, making this a desirable location for a variety of lifestyles.



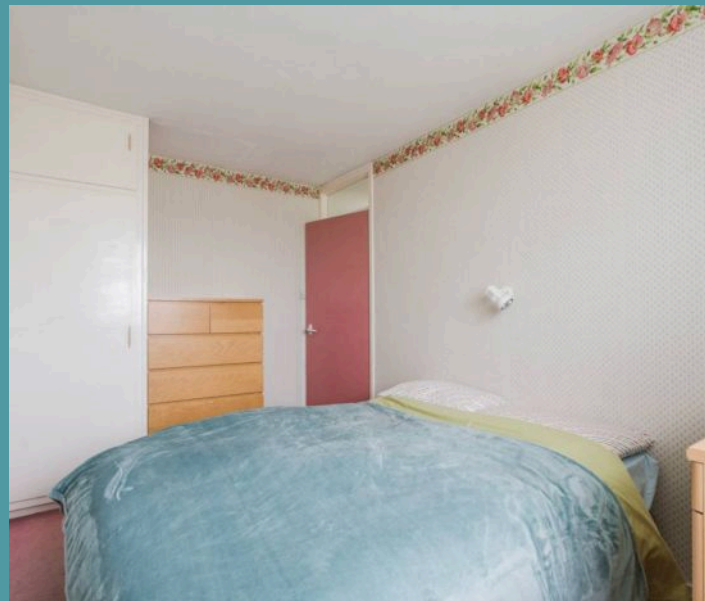
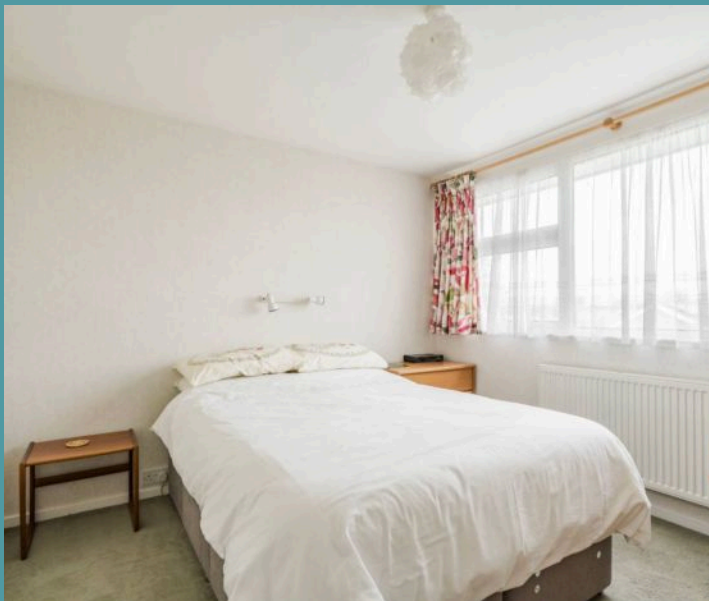


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Upon entering the property, you are greeted by a spacious and welcoming open-plan sitting/dining room that is both inviting for relaxation and well-suited for entertaining guests. The versatile layout of this home allows for easy customisation to adapt to your own preferences and style, ensuring a living space that perfectly aligns with your lifestyle needs. The kitchen/breakfast room is equipped with a range of wall and base units, appliances, and a functional utility area/lobby, making it a practical and convenient space for cooking your favourite meals.

The versatile office is ideal for those looking to work from home. Alternatively, this space can easily be transformed into a playroom or additional accommodation, with the potential to add a first floor above (stpp). Completing the ground floor is a cloakroom, for convenience and ease.



The accommodation comprises four well-proportioned bedrooms. The bedrooms vary in size, each thoughtfully designed to offer comfort and privacy. A family bathroom comprises of a three piece suite, accommodating all residents in the household.



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Stepping outside, the property boasts a large and beautifully landscaped garden that has been well-maintained for outdoor enjoyment. Fully enclosed for privacy and security, this garden space offers a quiet space for summer bbqs, gardening or simply relaxing in the afternoon sunshine. A paved driveway provides ample off-road parking for multiple vehicles, whilst an integral garage offers valuable storage options for vehicles, equipment, and other items.

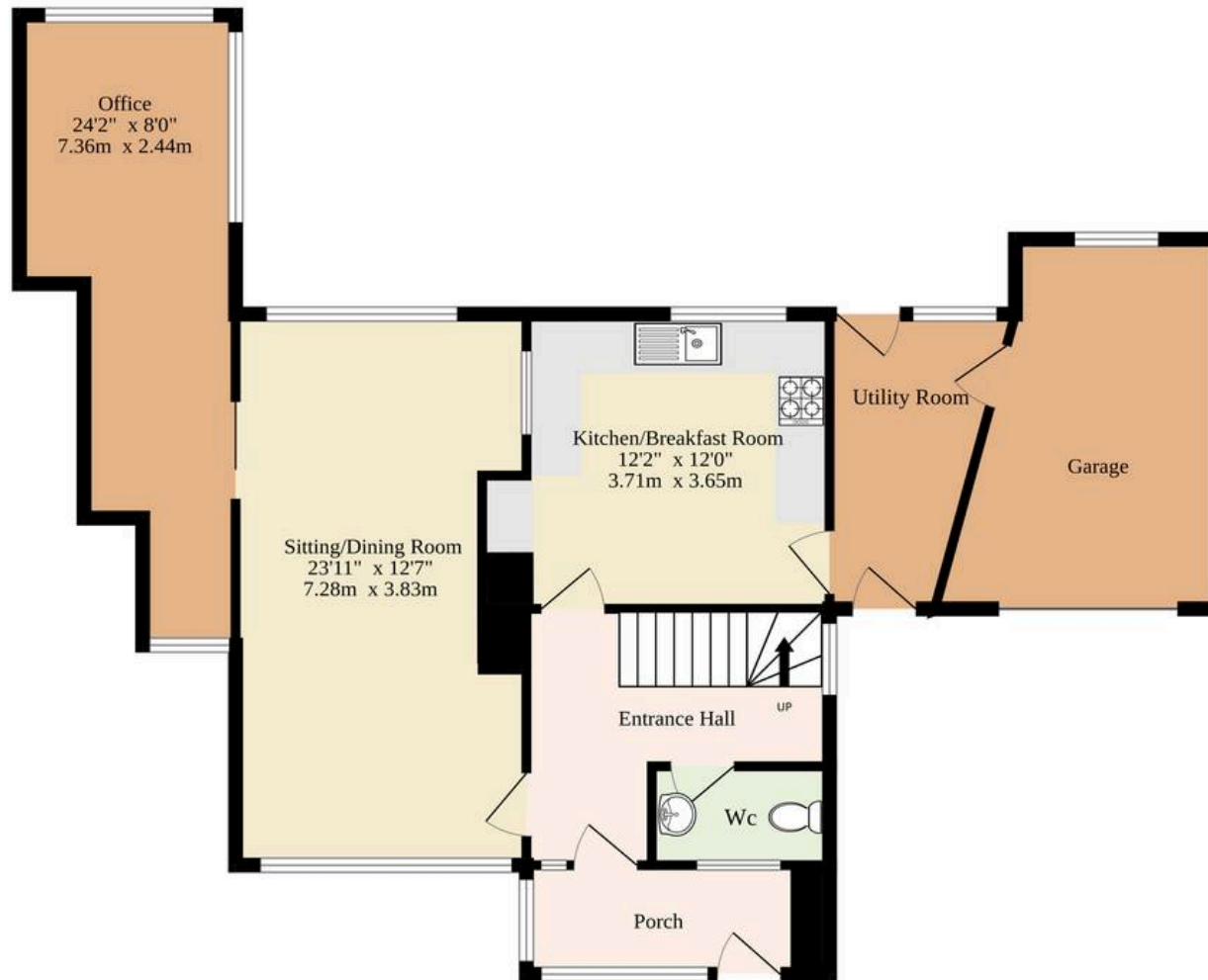
Agents note

Freehold

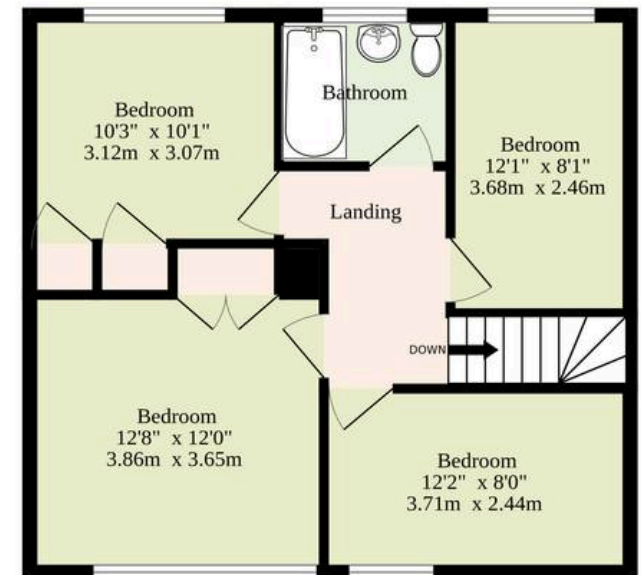
- Chain free
- Detached residence in the coastal town of Gorleston-On-Sea
- Moments away from the coastline
- Family home with spacious and flexible accommodation that can adapt to your own preferences and style
- Open-plan sitting/dining room inviting relaxation and entertaining
- Kitchen/breakfast room fitted with wall and base units, appliances and a functional utility area
- Versatile office suitable for someone looking to work from home, with the option to be a playroom or additional accommodation if required
- Four bedrooms that vary in sizes and a family bathroom
- Large well-established garden that is well-maintained and fully enclosed
- Paved driveway providing off-road parking and an integral garage for storage options



Ground Floor
1044 sq.ft. (97.0 sq.m.) approx.



1st Floor
732 sq.ft. (68.0 sq.m.) approx.



Sqft Does Not Include The Garage

TOTAL FLOOR AREA : 1776 sq.ft. (165.0 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.

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