

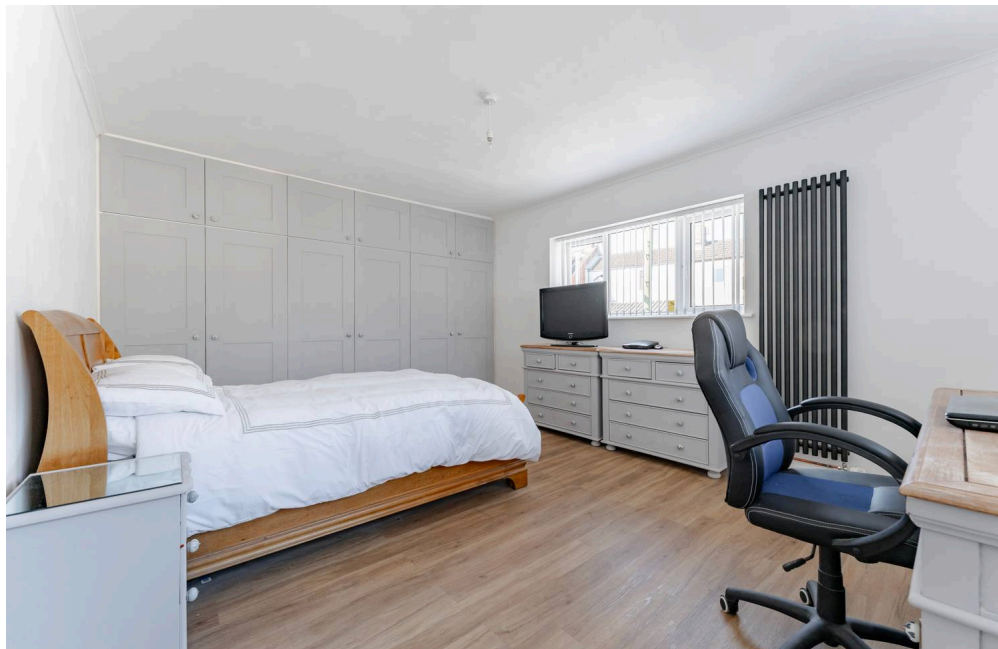
6 Beach Road, Gorleston - NR31 6BH

£395,000 Freehold

Introducing this extended and improved three-bedroom detached house, offering spacious and modern accommodation in a sought-after neighbourhood near the coast. Immaculately presented throughout, the property includes a bright lounge, a well-appointed kitchen/diner with granite worktops and a large island, and a sunroom that flows beautifully from the kitchen, adding valuable extra living space. The property offers three double bedrooms, a recently renovated family bathroom, two separate WCs, a shower room, and a convenient utility room. Outside, enjoy three private, low-maintenance garden areas, along with a gated brickweave driveway and an additional garage, providing secure and convenient off-road parking. With easy access to the beach and stunning coastal views, this is the perfect family home for those seeking space, comfort, and convenience.

Location

Beach Road in Gorleston offers an excellent location with easy access to the beach and stunning coastal views. The area is known for its peaceful atmosphere and is conveniently close to local amenities such as shops, restaurants, and schools. With its picturesque seafront, it's perfect for those who enjoy outdoor activities like walking, cycling, and enjoying the fresh sea air. Well-served by public transport, it's an ideal spot for commuting to nearby towns and cities. The neighbourhood also boasts a strong sense of community, making it a great place to live for both families and professionals.

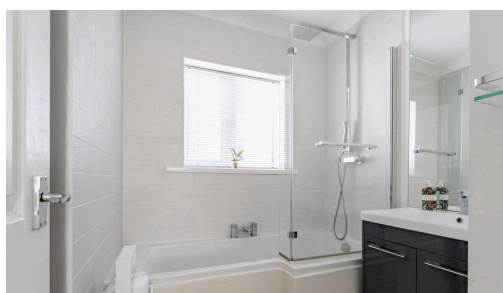
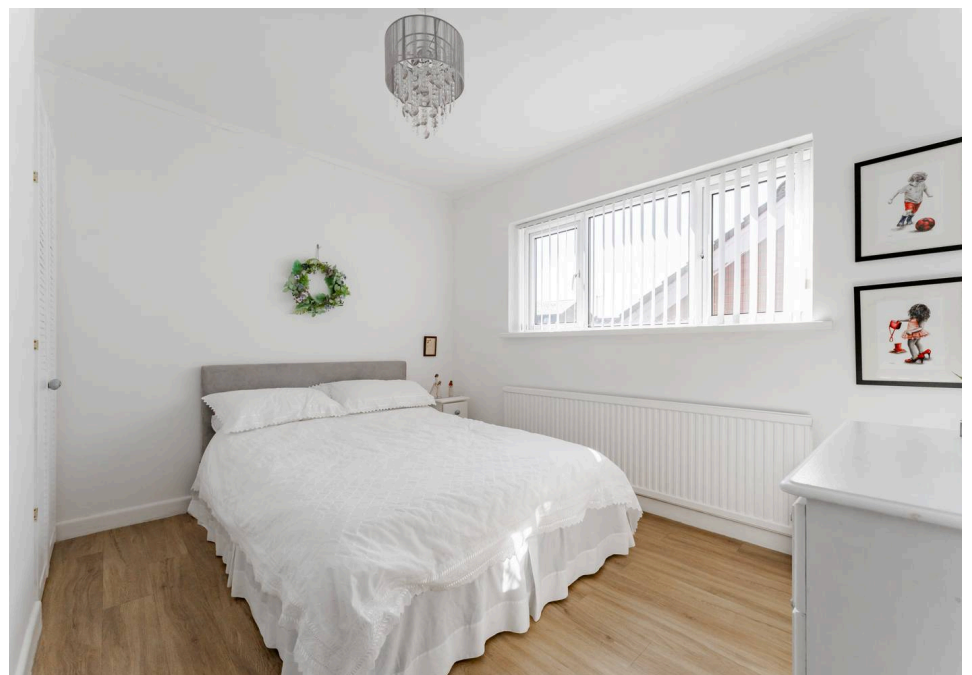


Agents notes

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

Heating system- Gas Central Heating

Council Tax Band- C



Beach Road, Gorleston

Upon entering through the newly installed front door, the porch leads you into a welcoming hallway where you are greeted by a conveniently located WC and a useful understairs cupboard offering practicality and storage solutions. Move through to the bright and spacious lounge, featuring a bay window and built-in shelving, offering a welcoming atmosphere for relaxation and entertaining guests. The room is filled with natural light, creating a comfortable and inviting space to unwind or host family and friends.

The bright and spacious kitchen/diner is well-appointed with modern white cupboards, sleek granite countertops, and a large island perfect for food preparation, casual dining, or gathering with family and friends. A bay window adds character, while built-in shelves provide both style and functionality. This inviting space flows seamlessly into the sunroom, which offers extra room for dining, relaxation, or enjoying the abundant natural light. The sunroom also features a television point, making it an ideal space for entertainment. French doors open to the outside, creating an effortless connection between indoors and outdoors, perfect for fresh air and entertaining guests.

For added convenience, a separate utility room, matching the kitchen's design, features plumbing for a washing machine and a shower room, with a door leading to the outside. Upstairs, a convenient storage cupboard on the landing offers easy access to essentials, helping to keep the space organised and clutter-free. Three spacious double bedrooms provide plenty of room for furniture and personal touches. The master bedroom is particularly impressive, boasting built-in wardrobes that offer ample storage while maintaining a tidy, streamlined look.

Completing the upper level is the recently renovated family bathroom, adorned with tiled walls, a panelled bath with a shower over, and stylish fixtures including a gloss-fitted vanity cupboard for all your storage needs. A separate WC is also conveniently located on this floor, providing added practicality and ease for the whole family. Throughout the property, double glazing ensures energy efficiency and a quiet, comfortable living environment.

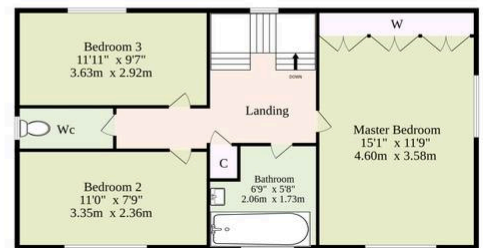
Outside, the property boasts three garden areas, including an enclosed garden with a tiled undercover seating area, offering a private space for relaxation. Various paved seating spots are spread throughout, perfect for enjoying the outdoors with minimal maintenance required, making it ideal for those seeking a low-maintenance garden.

Off-road parking is provided by a gated brickweave driveway, along with an additional garage, ensuring secure and convenient parking at all times.



Ground Floor
834 sq.ft. (77.5 sq.m.) approx.

1st Floor
621 sq.ft. (57.7 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1455 sq.ft. (135.2 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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