



124 Bells Marsh Road, Gorleston
£230,000

124 Bells Marsh Road

Gorleston, Great Yarmouth

Welcome to Bells Marsh Road, a beautifully presented three-bedroom semi-detached home offering over 1,000 sqft of stylish living space set across three thoughtfully designed floors. Blending contemporary interiors with generous proportions, this impressive property provides the perfect balance of comfort and functionality. With bright and airy living spaces, a versatile layout, and a prime location just moments from Gorleston Beach, it's an ideal choice for families, professionals, or anyone seeking a modern lifestyle in a highly desirable coastal setting.

Location

Situated in the vibrant coastal town of Gorleston-on-Sea, Bells Marsh Road enjoys a fantastic location just moments from the award-winning Gorleston beach – perfect for seaside strolls, family days out, and enjoying the local café culture. The property is ideally placed within easy reach of a wide range of amenities, including supermarkets, independent shops, pubs, and restaurants. Excellent schooling options are nearby, including both primary and secondary schools, making it a popular choice for families. With strong transport links to Great Yarmouth and Norwich, as well as easy access to the A47, the area offers convenience for commuters and those looking to explore the stunning Norfolk coastline and surrounding countryside.





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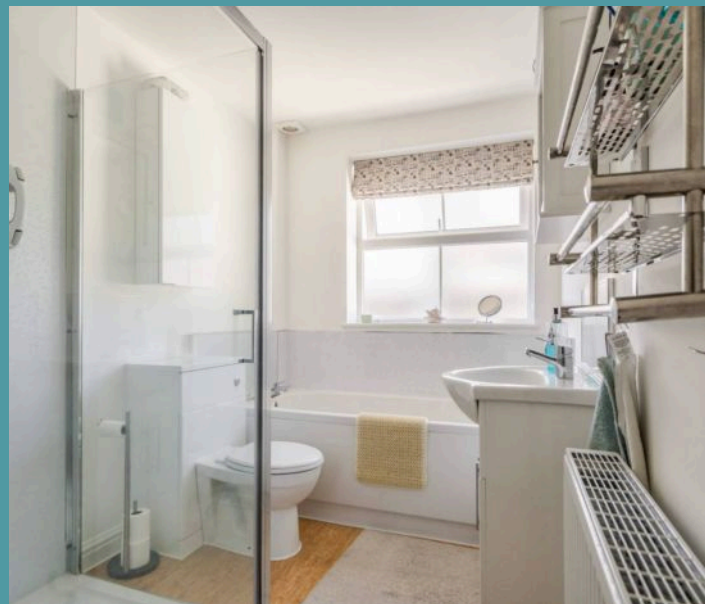
Gorleston, Great Yarmouth

Upon entry, the central hallway welcomes you with bamboo wooden flooring, providing access to the ground floor living spaces, stairs to the upper levels, and a convenient two-piece WC. To the right, the spacious sitting room extends 18ft, featuring large windows that bathe the room in natural light. The open layout presents versatile options for furniture arrangement.

Continuing through the property, the fully-equipped kitchen boasts a range of wall and base storage units and integrated appliances including a dishwasher, washing machine, and tumble dryer. A removable central island offers flexibility for various setups, such as a breakfast nook or a formal dining area.

The first floor reveals two well-proportioned double bedrooms, both accommodating sizeable beds and storage furniture. A sleek three-piece family bathroom with a walk-in shower and vanity storage completes this level.

Venturing to the second floor, a stunning third double bedroom awaits, featuring vaulted ceilings, Velux windows, and ample floor space.





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The low-maintenance rear garden offers a private outdoor retreat, ideal for relaxation or al fresco dining. With off-road parking available, convenience is at the forefront.

Situated near Gorleston Beach and picturesque riverside walks, this home presents an enviable location for outdoor enthusiasts. Additionally, excellent local schools and amenities are within walking distance, ensuring convenience for families and professionals alike.

Agents Notes

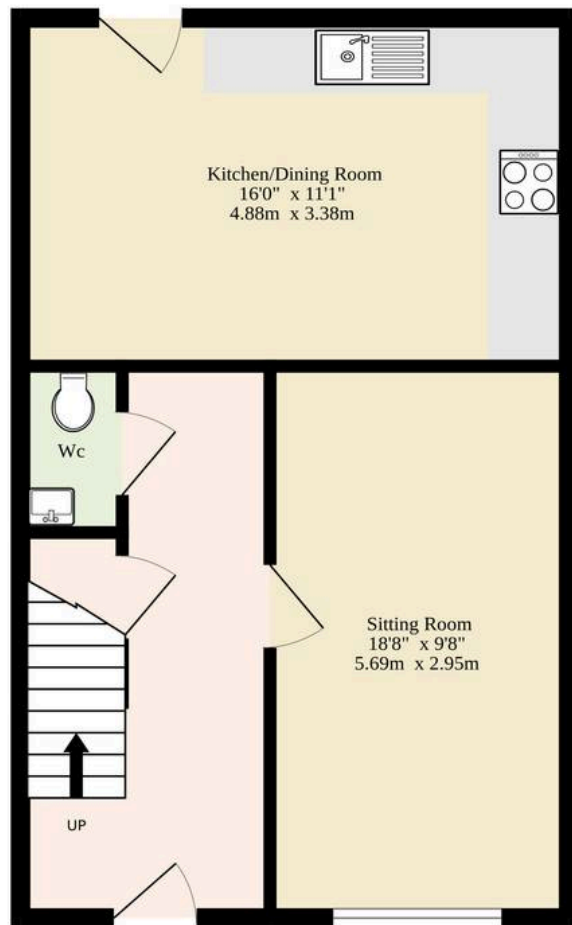
We understand this property will be sold freehold, connected to all main services.

Council tax band - C

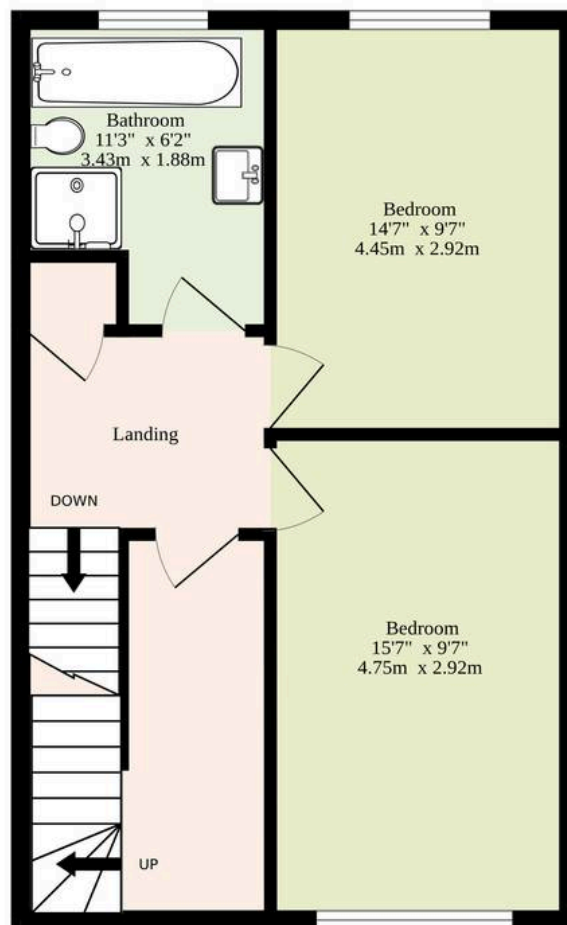
- Well presented semi-detached house
- Over 1,000 sqft of accommodation spread over three floors (stms)
- 16ft modern kitchen/dining room
- Three spacious double bedrooms
- Off-road parking available
- Low maintenance rear garden
- Close to Gorleston Beach and scenic riverside walks
- Excellent local schools and amenities within walking distance



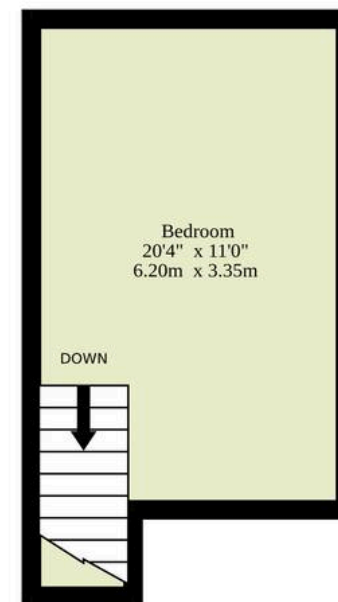
Ground Floor
482 sq.ft. (44.8 sq.m.) approx.



1st Floor
481 sq.ft. (44.7 sq.m.) approx.



2nd Floor
224 sq.ft. (20.8 sq.m.) approx.



TOTAL FLOOR AREA : 1187 sq.ft. (110.3 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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