



40 Springfield Road, Gorleston
£220,000

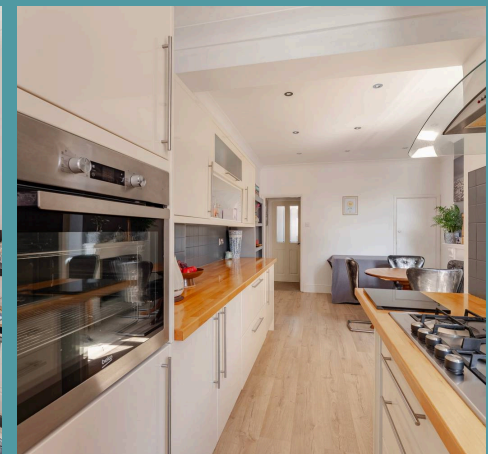
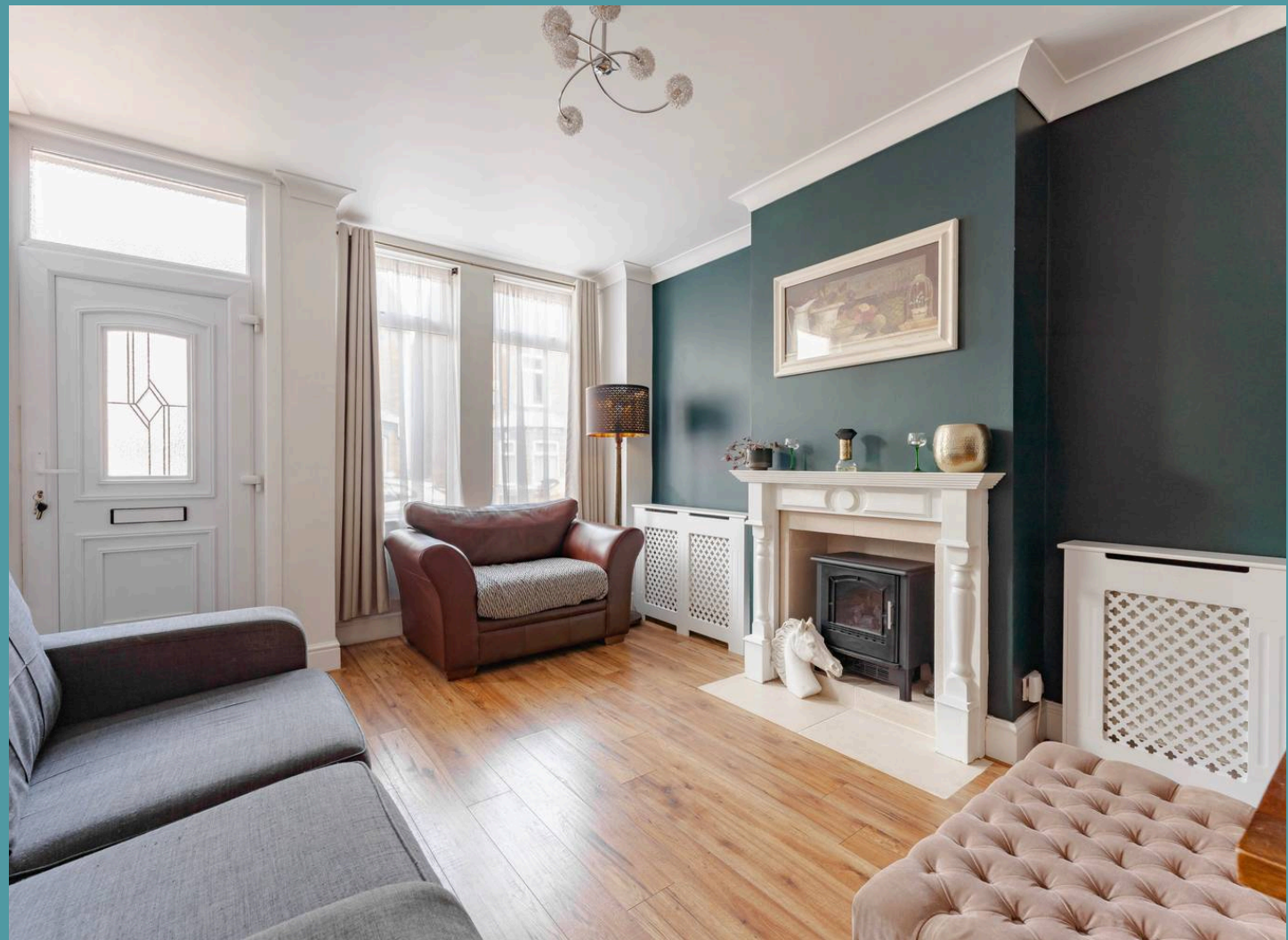
40 Springfield Road

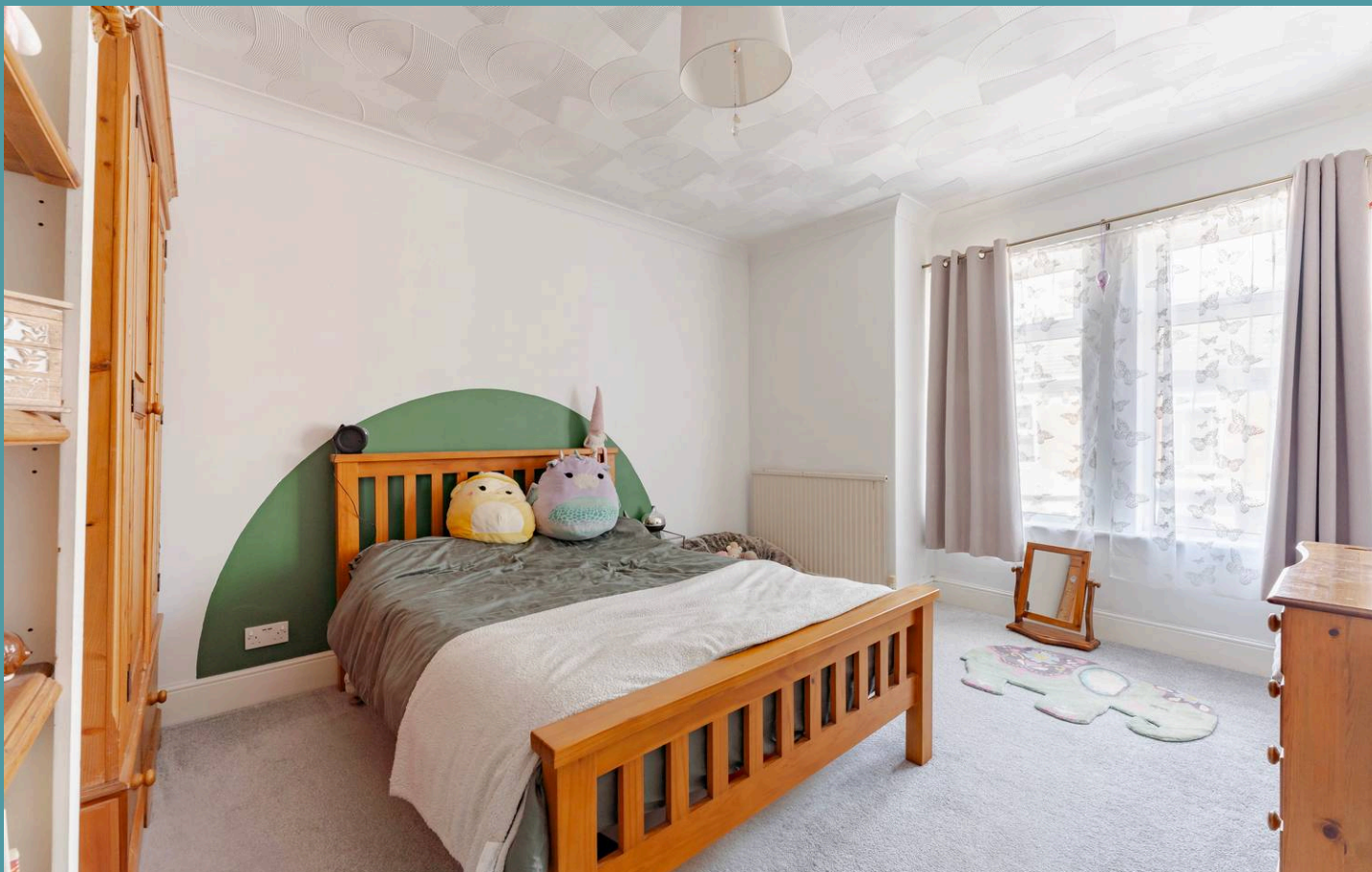
Gorleston, Great Yarmouth

Step into this beautifully presented bay-fronted terrace in the heart of Gorleston-On-Sea. Ideal as a first home or investment, this light-filled property features a welcoming sitting room with a decorative fireplace, a stylish open-plan kitchen/dining area with modern fittings, and a contemporary ground floor bathroom with a separate WC. Upstairs offers three versatile bedrooms, perfect for a home office, guest space, or dressing room. Enjoy a private, south-facing, low-maintenance garden and the comfort of a brand-new Bosch boiler—all just moments from local amenities and the stunning seafront.

Location

Springfield Road in Gorleston-On-Sea is a well-situated residential area offering convenient access to a variety of local amenities. Just a short distance away, residents can find a range of shops including supermarkets, independent retailers, and essential services on the bustling Gorleston High Street. The area is well-served by reputable schools such as Ormiston Venture Academy and Cliff Park Infant and Junior Schools, making it ideal for families. Healthcare needs are met with nearby GP surgeries and the James Paget University Hospital, which is located less than 10 minutes away. Transport links are excellent, with regular bus services connecting Gorleston to Great Yarmouth and Norwich, while the nearby A47 provides easy road access for commuters. Overall, Springfield Road offers a blend of coastal living with convenient urban access.





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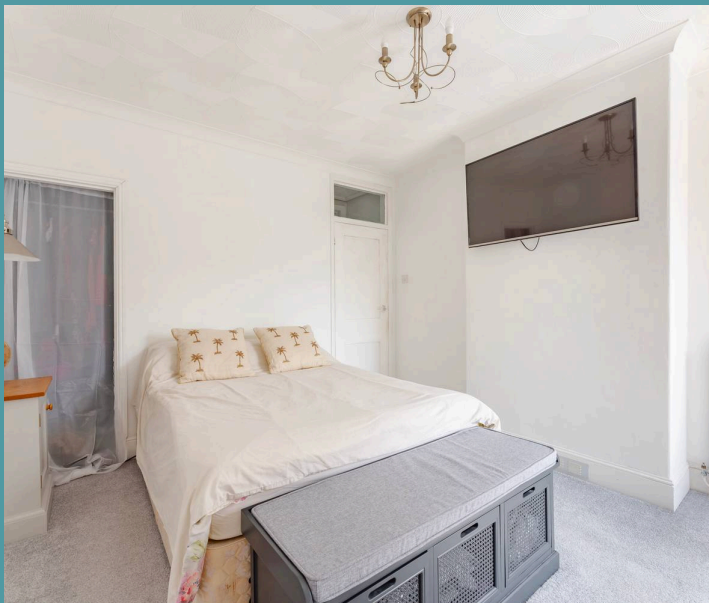
Step inside to a light-filled sitting room, where a striking decorative feature fireplace serves as a stunning focal point, creating a warm and inviting atmosphere perfect for relaxing evenings or entertaining guests.

The heart of the home is the open-plan kitchen/dining area, thoughtfully designed with contemporary style in mind. It showcases sleek modern cabinetry, an integrated oven, an induction hob, and designated under-counter spaces for appliances and storage—providing both functionality and flow for everyday living.

To the rear of the property, the ground floor bathroom features a modern suite, complemented by a separate WC for added convenience.

Upstairs, the home offers three well-proportioned bedrooms, giving flexibility for family life or working from home. The third bedroom provide options for a home office, dressing room, or guest accommodation, adapting easily to your lifestyle needs.

Outside, enjoy the south-facing, low-maintenance garden, beautifully landscaped with shingle for easy upkeep and fully enclosed for privacy, a perfect suntrap for alfresco dining or relaxing in the sunshine. Complete with a timber storage shed. Additional highlights include on-road parking and a brand-new Bosch boiler, ensuring warmth and energy efficiency throughout the seasons.





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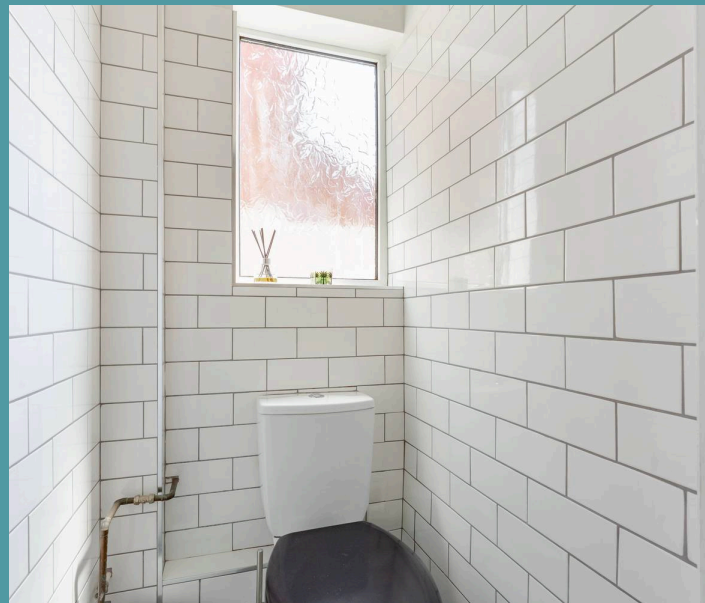
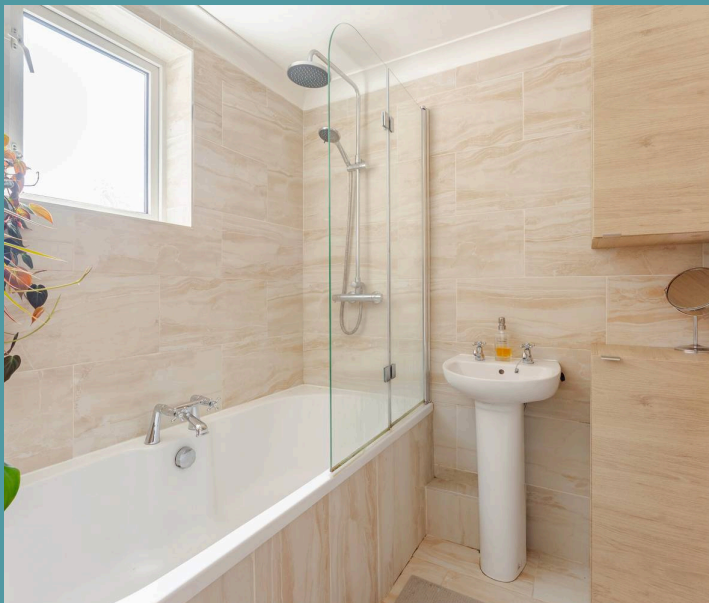
Agents note

Freehold

New flooring and carpets

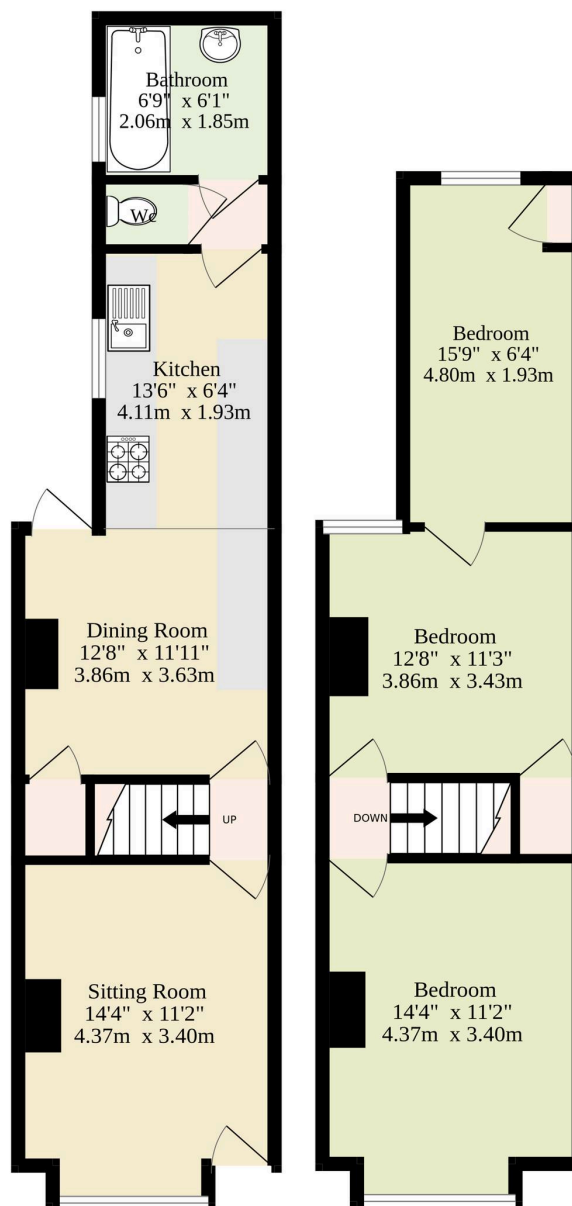
Brand new Bosch boiler

- Chain free
- Bay fronted terrace in Gorleston-On-Sea
- Perfect first home or investment purchase
- Light-filled sitting room accentuated by a decorative feature fireplace, inviting relaxation and entertaining
- Open-plan kitchen/dining room equipped with modern cabinetry, an integrated oven, an induction hob, under-counter areas for appliances and storage
- Ground floor bathroom comprising of a modern suite, with a separate WC
- Three bedrooms, with the option to have a home office, a dressing room or a guest room
- Low-maintenance landscaped garden that is south-facing, fully enclosed for privacy
- On-road parking available
- Brand new Bosch boiler



Ground Floor
458 sq.ft. (42.5 sq.m.) approx.

1st Floor
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 874 sq.ft. (81.2 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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