

## 16 Albemarle Road, Gorleston - NR31 7AR

£230,000 Freehold

Beautifully presented and deceptively spacious, this four-bedroom terrace home offers stylish and versatile accommodation arranged over three floors. It features a bright open-plan lounge/diner with exposed floorboards and a cast iron wood burner, a well-equipped fitted kitchen with breakfast bar, and a recently renovated family bathroom with a separate WC. The principal bedroom includes a walk-in wardrobe, while the top-floor bedroom benefits from a Velux window and eaves storage. The property also offers bespoke window shutters, updated upvc double glazing throughout, a south-facing rear garden with composite decked seating area and artificial lawn, as well as off-road parking and further on-street parking available.



## Location

Positioned in a well-established residential part of Gorleston, Albemarle Road is ideally placed for access to the town's bustling high street, which is just over half a mile away and offers supermarkets, independent shops, cafes, and the popular Palace Cinema. Gorleston's award-winning sandy beach is also within walking distance, widely praised for its cleanliness and family-friendly atmosphere. The James Paget University Hospital is conveniently located less than a mile away, while several well-regarded primary and secondary schools are nearby. Excellent bus links run frequently into Great Yarmouth and Lowestoft, making it a practical location for commuters and families alike.

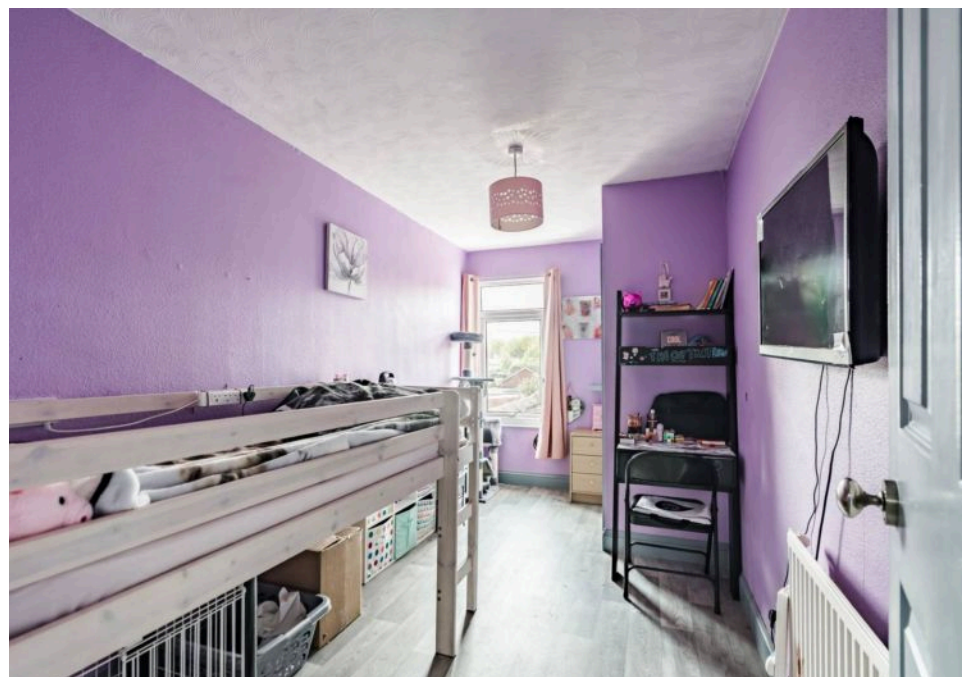
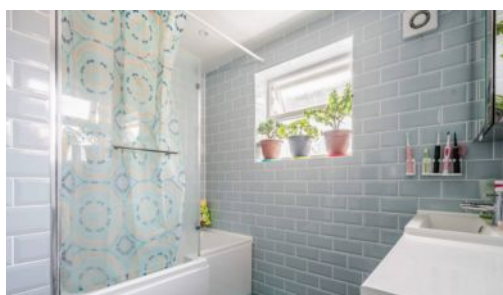
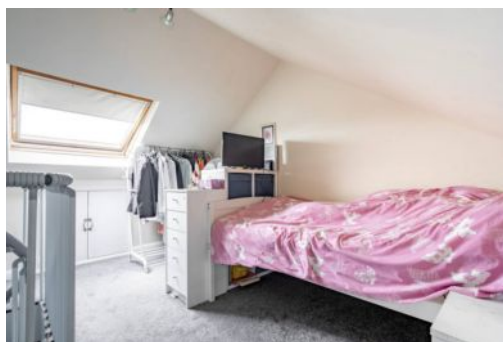


## Agents notes

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

Heating system- Gas Central Heating

Council Tax Band- B





## Albemarle Road, Gorleston

Step into this family home through the bright and spacious open-plan lounge/diner, where character features abound. Exposed floorboards run underfoot, while a cast iron wood burner creates a cosy focal point ideal for cooler evenings. The room enjoys a warm and welcoming atmosphere, with ample space for both seating and dining arrangements, making it perfect for everyday family living or entertaining guests. A distinctive arched window frames the front aspect, allowing in plenty of natural light, and a door offers convenient access outside.

Continue through to the fitted kitchen — a charming and creative space finished with soft blue cabinetry, wood-effect countertops, and a tiled splashback. A breakfast bar adds functionality, and there's plumbing in place for a washing machine, making it a practical hub of the home.

From the kitchen, head into the rear lobby, where you'll find a separate WC and a recently renovated family bathroom. Stylishly tiled walls surround a P-shaped panelled bath with a shower over, alongside a vanity unit with integrated sink, storage, and an extractor fan. A door from the lobby leads out to the rear garden.

Upstairs on the first floor, you'll find three bedrooms. The principal bedroom boasts a walk-in wardrobe, while another benefits from a built-in storage cupboard. The third room offers versatility — ideal as a child's room or home office.

A spiral staircase leads to the second floor, where the fourth bedroom enjoys natural light from a Velux window and offers eaves storage on both sides, making it a cosy and useful space.

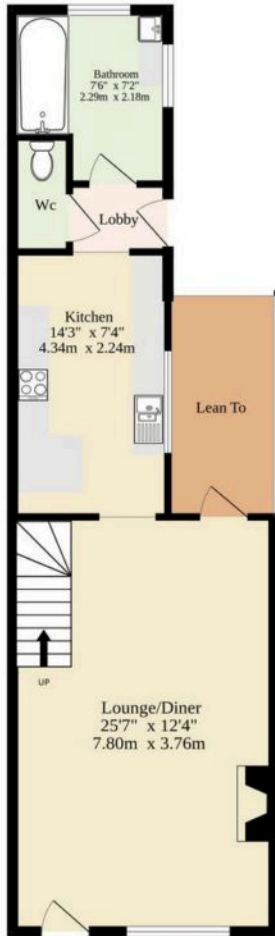
Throughout the home, you'll also find bespoke window shutters and recently updated uPVC double glazing, enhancing both comfort and style.

Outside, the south-facing rear garden offers a private and low-maintenance outdoor retreat. A generous composite decked seating area provides an ideal space for outdoor furniture and relaxing in the sun. Steps lead down to an artificial lawn, delivering year-round greenery without the upkeep. The garden is fully enclosed by fencing, creating a secure setting for children or pets. A timber shed offers handy storage for tools or equipment.

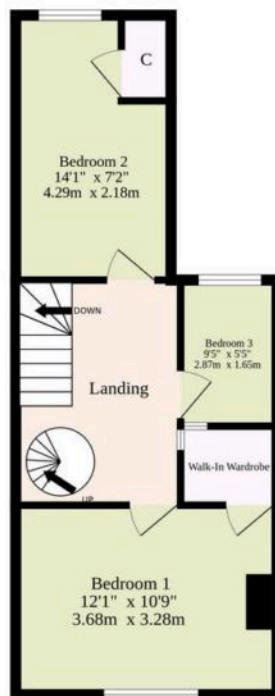
The back gate opens directly onto a private driveway, which in turn leads to a shared alleyway. Additional on-street parking is also available, offering further convenience.



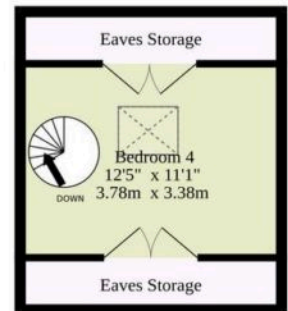
Ground Floor  
510 sq.ft. (47.4 sq.m.) approx.



1st Floor  
407 sq.ft. (37.8 sq.m.) approx.



2nd Floor  
139 sq.ft. (12.9 sq.m.) approx.



TOTAL FLOOR AREA : 1056 sq.ft. (98.1 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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