

11 Lower Cliff Road, Gorleston

£250,000 Freehold

Coastal home with character, this bay-fronted property effortlessly combines charm and space, just a short stroll from the beach and bustling High Street. The cosy lounge with a wood burner creates a welcoming atmosphere, perfect for relaxing evenings, while the open-plan kitchen and dining area invite family meals and gatherings. A versatile dining room, which could easily serve as a fourth bedroom, adds flexibility to the layout. Upstairs, three spacious bedrooms, including a master with built-in wardrobes and a feature fireplace, offer both comfort and character. Outside, the enclosed rear garden and covered garden bar make for an ideal setting to enjoy the outdoors, while the forecourt adds traditional appeal to the front. With modern touches like gas central

heating and double glazing.

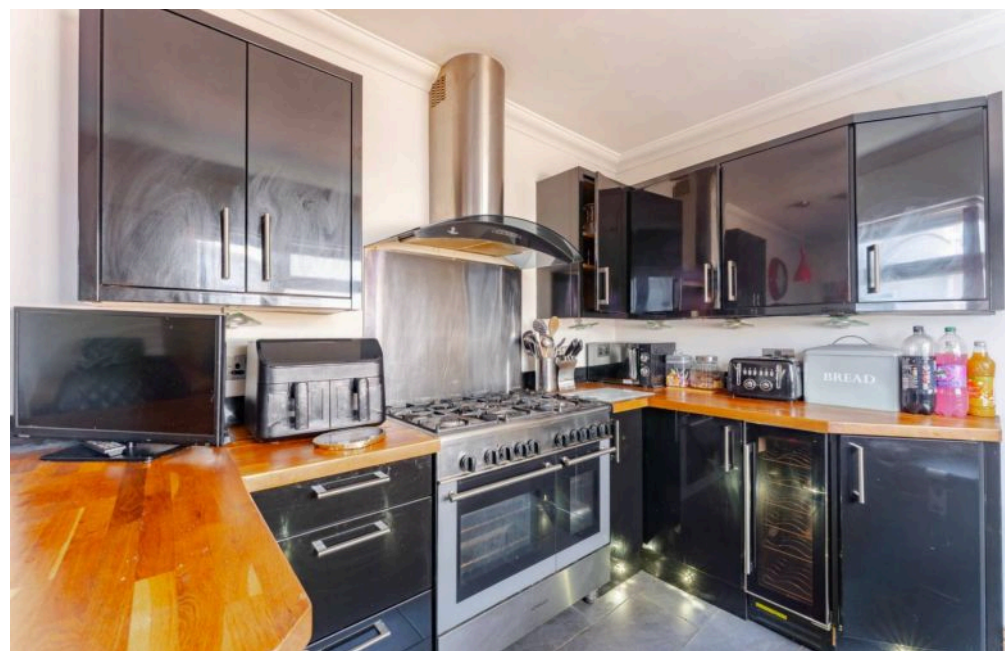
Council Tax band: B

Tenure: Freehold

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The Location

Located in the popular coastal town of Gorleston-on-Sea, this property enjoys a fantastic spot that balances convenience with a relaxed atmosphere. Just a short walk from Gorleston Beach, you'll have easy access to the beach for scenic walks along the golden sands and beautiful views of the North Sea. The location is also



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The town centre is only a short drive away, offering a good range of shops, cafes, and restaurants, plus all the essentials. Families will appreciate the nearby schools and green parks, which provide plenty of space for outdoor activities. For peace of mind, James Paget University Hospital is close by for any medical needs. Overall, Lowestoft Road offers a perfect mix of coastal living and easy access to everyday conveniences, making it a great place to settle down.

Lower Cliff Road

This beautifully presented bay-fronted mid-terraced house offers a wonderful blend of space and comfort, located just a short stroll from both the beach and the bustling High Street. The property provides ample living space with flexible accommodation that is ideal for families or those looking for additional room to spread out.

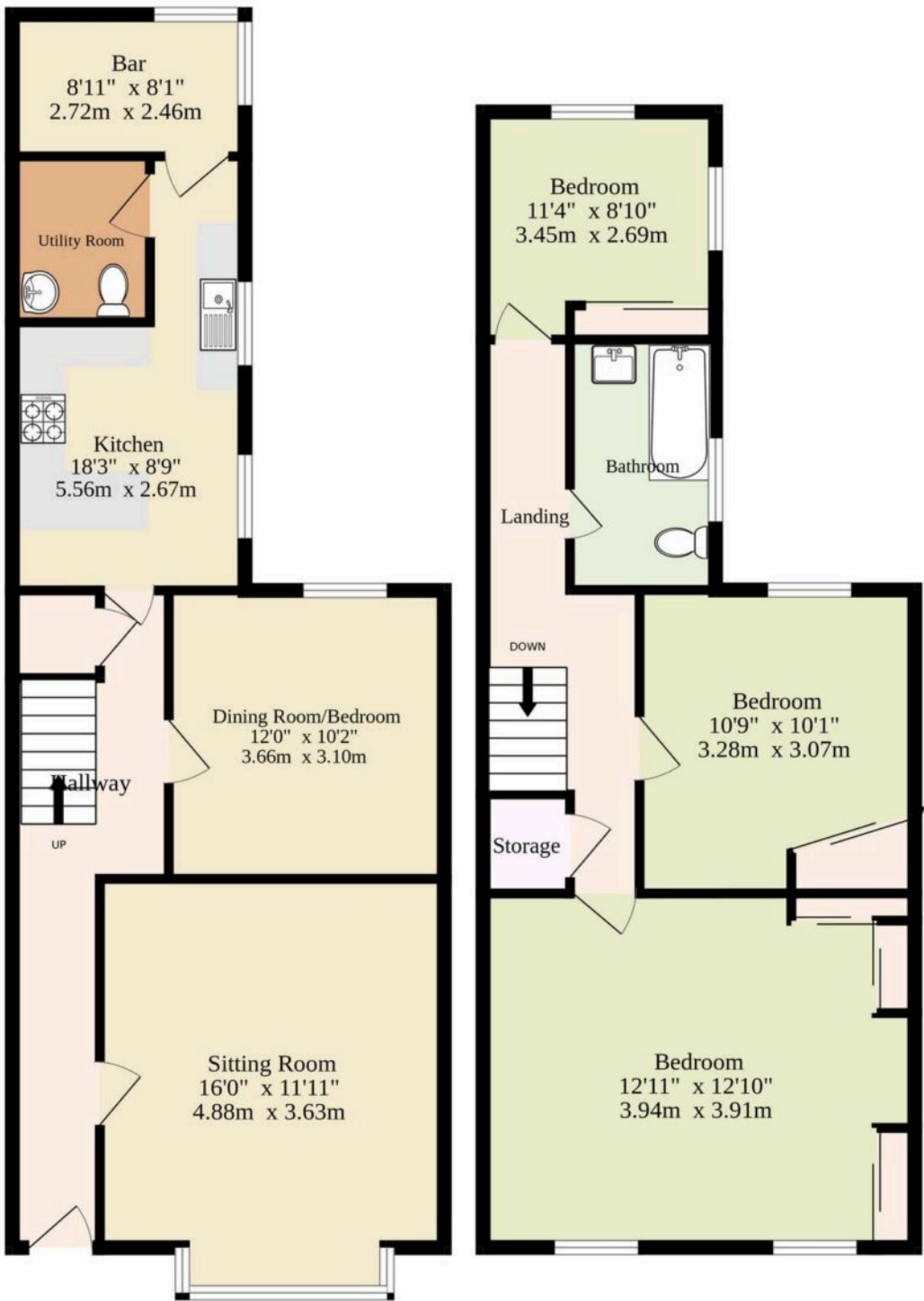
Upon entering, you're greeted by a spacious hallway leading to a cosy lounge featuring a charming fireplace with a cast iron wood burner, perfect for chilly evenings. The light-filled dining room, which could also serve as a fourth bedroom, opens to the rear garden, offering a versatile space for your needs.

The impressive kitchen and dining area, which boasts sleek high-gloss cabinetry, integrated appliances, and ample room for family meals or entertaining guests. A convenient utility room and cloakroom add to the practical layout, with direct access to a covered



Ground Floor

1st Floor



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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