

## 4 Framlingham Close, Great Yarmouth

£240,000 Freehold

Offering a comfortable and well-maintained interior, this three-bedroom semi-detached home enjoys a peaceful position at the end of a residential cul-de-sac, offering a superb opportunity for buyers seeking a move-in ready property with modern updates. With a recently installed kitchen, new boiler and radiators, generous parking, and a private rear garden, the home combines everyday comfort with practical appeal. Positioned within easy reach of local schools, shops, and Great Yarmouth town centre, it provides a convenient base for family life or those looking to stay well-connected.



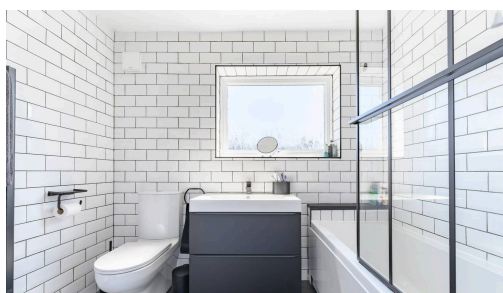
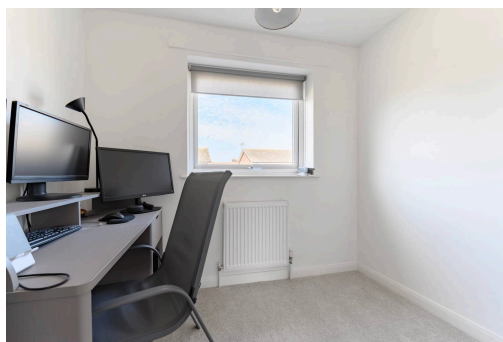
## Location

Framlingham Close enjoys a peaceful setting within a well-regarded residential area to the south of Great Yarmouth. The location offers excellent access to a range of local amenities including supermarkets, schools, healthcare facilities, and leisure options, all within easy reach. Gorleston's bustling high street and stunning sandy beach are just a short drive away, while convenient road links and public transport services provide easy connectivity to the wider area, including Lowestoft and Norwich. This established neighbourhood is ideal for those seeking a balance of day-to-day convenience and coastal lifestyle.



## Framlingham Close

The property boasts a neat front garden flanked by a pathway leading up to the entrance porch, setting the tone for the warmth and functionality that awaits within. Upon entering the house, one is greeted by a spacious living room filled with ample of natural light, and flows into the newly installed open-plan kitchen/diner.





The modern fittings and garden access of the kitchen/diner make it an ideal space for both day-to-day living and entertaining, ensuring a seamless transition between indoor and outdoor experiences.

The open-plan layout on the ground floor further enhances the flow of natural light and air throughout the house, creating an inviting space for residents and guests alike. The property features two generous double bedrooms and a third single bedroom, offering versatility for a home office or nursery as needed.

The stylish first-floor bathroom boasts a panelled bath with an overhead shower, hand wash basin, and low-level WC. Recent upgrades include a new boiler and radiators, ensuring optimal comfort and functionality for the household.

Outside, the property offers an enclosed rear garden accessible directly from the kitchen/diner, providing a private outdoor space for relaxation or al fresco dining. In addition, the driveway offers ample off-road parking for up to three vehicles, a practical and convenient feature for busy households.

#### Agents Notes

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

Council Tax band: B

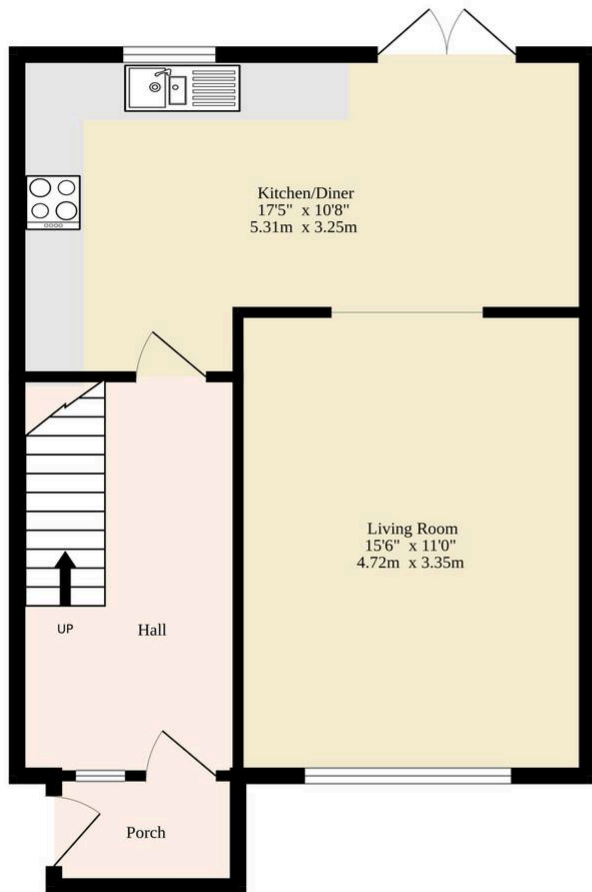
Tenure: Freehold

EPC Energy Efficiency Rating: C

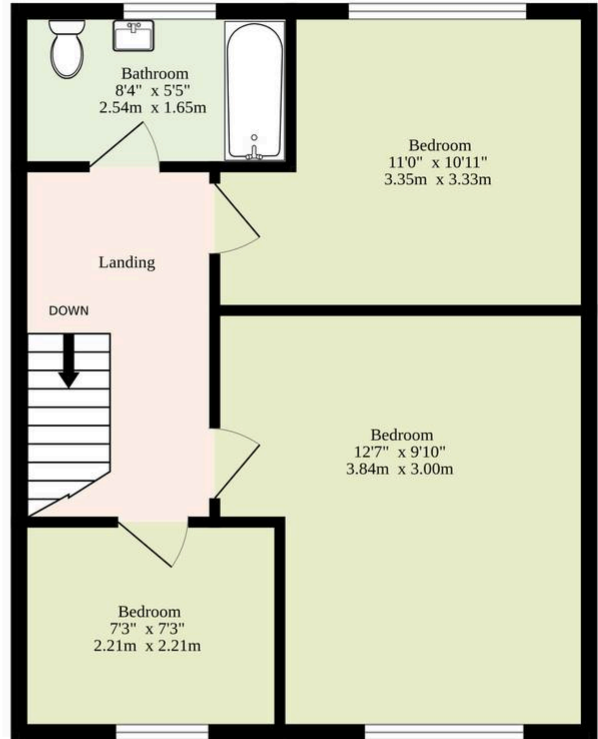
EPC Environmental Impact Rating: C



**Ground Floor**  
459 sq.ft. (42.6 sq.m.) approx.



**1st Floor**  
390 sq.ft. (36.2 sq.m.) approx.



**TOTAL FLOOR AREA : 849 sq.ft. (78.9 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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