

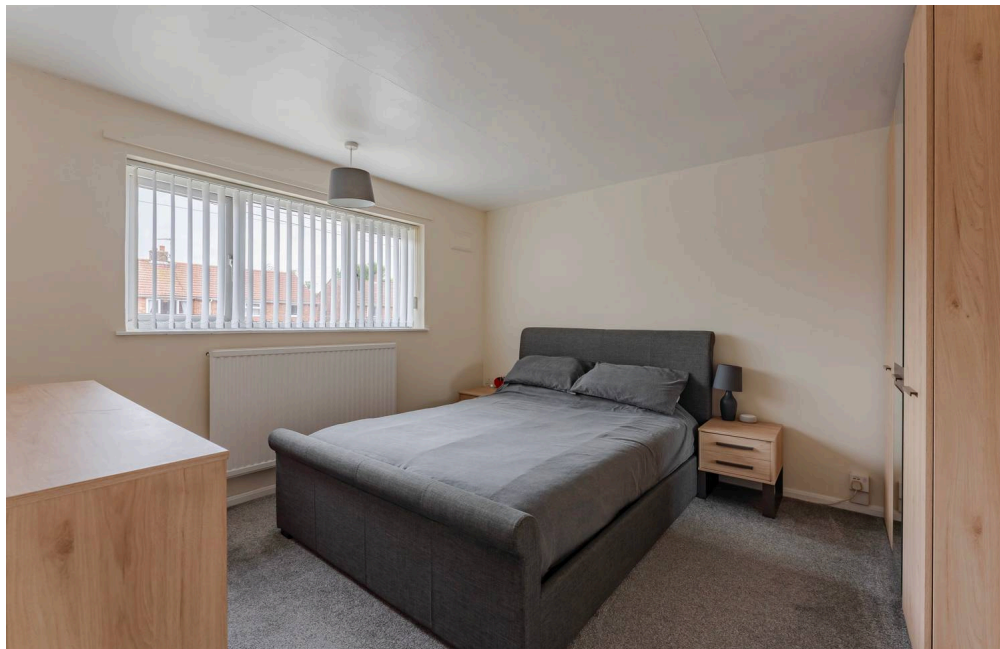
27 Somerville Avenue, Gorleston - NR31 7NW

£220,000 Freehold

Set within the sought-after coastal town of Gorleston, this well-maintained end-of-terrace home offers generous living space both inside and out. The interior includes a spacious lounge, a separate dining room, and a modern fitted kitchen with sleek units and practical design elements. Upstairs, there are three well-sized bedrooms, a family bathroom, and a separate WC. The rear garden is enclosed and features a decked seating area, a covered section, and a large brick-built outbuilding, while the front garden provides lawned space and off-road parking. Ideally located close to the beach, cliff walks, and everyday amenities including shops, cafés, and supermarkets.

Location

Somerville Avenue enjoys a well-connected setting within Gorleston, a popular coastal town known for its expansive sandy beach, bustling high street, and strong community spirit. This residential road is ideally placed for access to a range of everyday amenities, including supermarkets, local shops, and both primary and secondary schools. The nearby James Paget University Hospital is a major local employer and healthcare hub, while excellent public transport links make it easy to reach Great Yarmouth and Norwich. With scenic walks along the cliffs, a vibrant seafront, and plenty of green open spaces, this area offers a convenient yet relaxed coastal lifestyle.

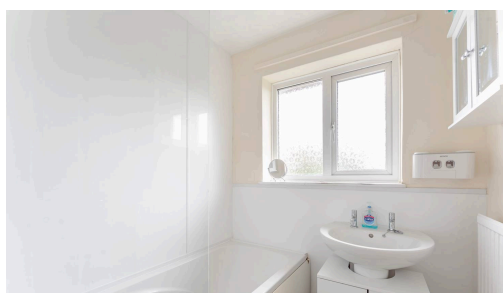
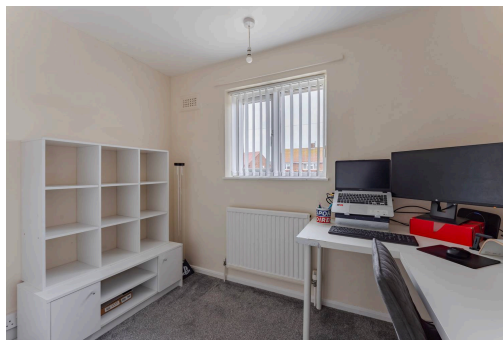


Agents notes

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

Heating system- Gas Central Heating

Council Tax Band- B



Somerville Avenue, Gorleston

Step into the entrance hallway, where a handy under-stairs cupboard offers the perfect spot to tuck away coats, shoes, and everyday essentials. From here, head into the bright and modern kitchen, designed with both style and function in mind. Fitted with sleek white units, ample counter space, and a contemporary tiled splashback, this space also includes an electric hob, oven, extractor fan, plumbing for a washing machine, and practical wood-effect flooring that continues through into the next room. A door provides convenient access to the outside, enhancing everyday practicality.

The kitchen opens into a generous dining room, filled with natural light and ideal for both casual family meals and more formal gatherings. From the dining room, you'll find a spacious lounge, warm and inviting, with soft carpet underfoot, a large window drawing in sunlight, and built-in wall shelving adding charm and practicality.

Upstairs, the landing provides access to the loft and leads to three well-proportioned bedrooms. Two are spacious doubles, one of which includes a built-in cupboard for added storage. The third is a versatile single room, perfect as a child's bedroom, home office, or hobby space, and also benefits from its own storage cupboard. All three rooms are carpeted for a cosy finish.

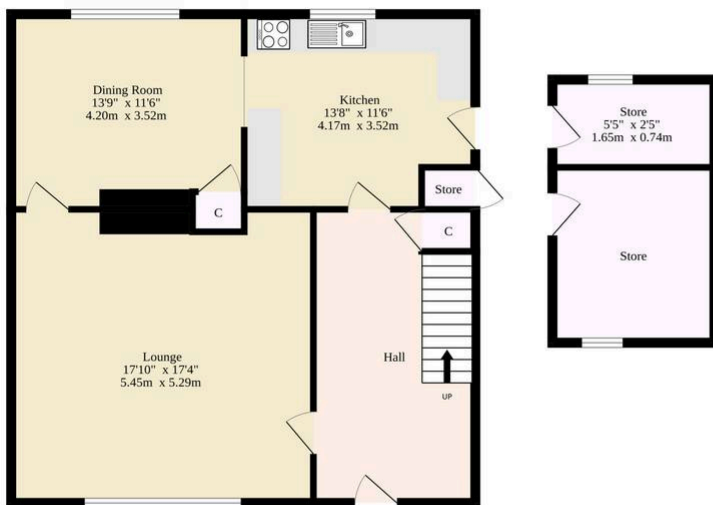
The family bathroom is fitted with a panelled bath and shower over, while a separate WC is located nearby, ideal for busy households. The property is fully double-glazed, offering comfort and energy efficiency throughout.

Outside, the rear garden is fully enclosed, offering a private and versatile outdoor space with plenty of potential. A wooden decked seating area provides a great spot for relaxing or entertaining, while a covered section could be used for storage, a potting area, or even a sheltered workspace. With a little care and attention, this space could be transformed into a truly inviting extension of the home. A generously sized brick-built outbuilding sits to the rear, providing excellent additional storage or workshop possibilities.

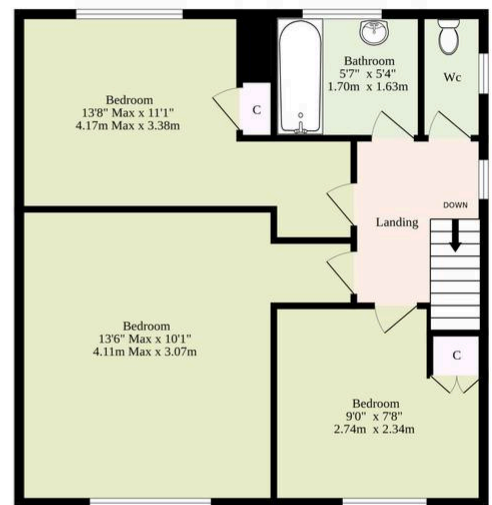
To the front, the mostly enclosed lawned garden offers a welcoming approach and is spacious enough to accommodate off-road parking, an increasingly valuable feature that adds everyday convenience to this well-rounded property.



Ground Floor
441 sq.ft. (41.0 sq.m.) approx.



1st Floor
465 sq.ft. (43.2 sq.m.) approx.



Sqft Excludes Store

TOTAL FLOOR AREA : 906 sq.ft. (84.2 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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