



## 75 Suffield Road, Gorleston - NR31 7AL

£195,000 Freehold

Offered in immaculate condition, this fully refurbished three-bedroom terrace home presents stylish and spacious living across two floors. Featuring a brand new modern kitchen, a contemporary family bathroom with both bath and separate shower, and two generous reception rooms including a bright lounge and a versatile dining area, the property is ideal for first-time buyers. Outside, you'll find a well-sized enclosed rear garden with a patio and storage shed, while the front offers a low-maintenance garden area. Situated in the popular coastal town of Gorleston, it's conveniently located within walking distance of the beach, promenade, local shops, cafés, schools, and regular bus routes.

## Location

Suffield Road enjoys a convenient setting within the sought-after coastal town of Gorleston, just moments from the wide sandy beach and popular seafront promenade. The area is well-served by a range of everyday amenities, including supermarkets, cafés, schools, and a community hospital. Gorleston High Street is within walking distance, offering a variety of independent shops and national retailers. The James Paget University Hospital is also nearby, making this a practical location for healthcare professionals and families alike. Excellent road links connect the area to Great Yarmouth and Norwich, while nearby bus services provide reliable public transport options. This location is ideal for those seeking a coastal lifestyle with the practicality of urban convenience and strong local infrastructure.



## Agents notes

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

Heating system- Gas Central Heating

Council Tax Band- A



## Suffield Road, Gorleston

Enter this beautifully presented home through a bright, light-filled porch, setting the tone for the spacious and thoughtfully finished interior. Step into the generously sized lounge, where a large front-facing window fills the space with natural light. Soft carpet underfoot, a striking pendant light, and a calm, neutral palette create a warm and inviting atmosphere, ideal for relaxing or entertaining.

Continue through to the spacious dining room, offering plenty of room for a full-size table and additional furnishings. A handy storage cupboard keeps things neatly tucked away, while a door opens out to the rear garden for added convenience. Inset ceiling lighting and wood-effect flooring enhance the stylish finish, flowing through into the adjoining kitchen thanks to the open-plan layout.

The kitchen is a true highlight of the home, newly fitted and designed with both form and function in mind. It features sleek modern units, wood-effect countertops, and a stylish tiled splashback. A large rear window draws in natural light, while a stainless steel and glass canopy extractor sits above the electric hob and built-in oven. There's plumbing in place for both a dishwasher and a washing machine, making it a highly practical space for everyday living.

Just beyond the kitchen, you'll find the newly installed family bathroom, a beautifully appointed space with a contemporary finish. It includes a panel bath with mixer tap and tiled surround, a separate shower cubicle with tiled walls, a pedestal hand basin with mixer tap, a low-level WC, and a chrome-effect heated towel rail. Wood-effect vinyl flooring and an extractor fan complete the look, offering both comfort and convenience.

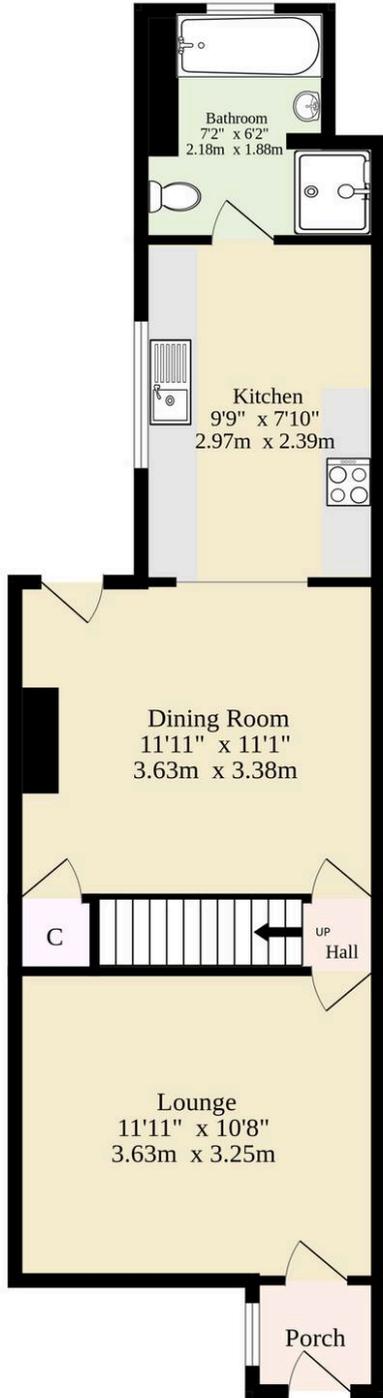
Upstairs, the property offers three well-proportioned bedrooms. Two of the bedrooms are spacious doubles, each filled with natural light and offering ample room for wardrobes, dressers, or additional furnishings. The third bedroom, though smaller, remains a generous space that lends itself perfectly as a child's bedroom, home office, or guest room. All bedrooms are finished with fitted carpet, and one of the doubles includes built-in storage for added practicality.

Outside, the rear garden is a standout feature, fully enclosed for privacy and offering a great lawn and patio space. Whether you're enjoying a summer barbecue, letting children play, or simply relaxing outdoors, it's a highly usable area. A gate at the far end provides access to a shared passageway, and a useful storage shed is included for gardening tools, bikes, or seasonal items.

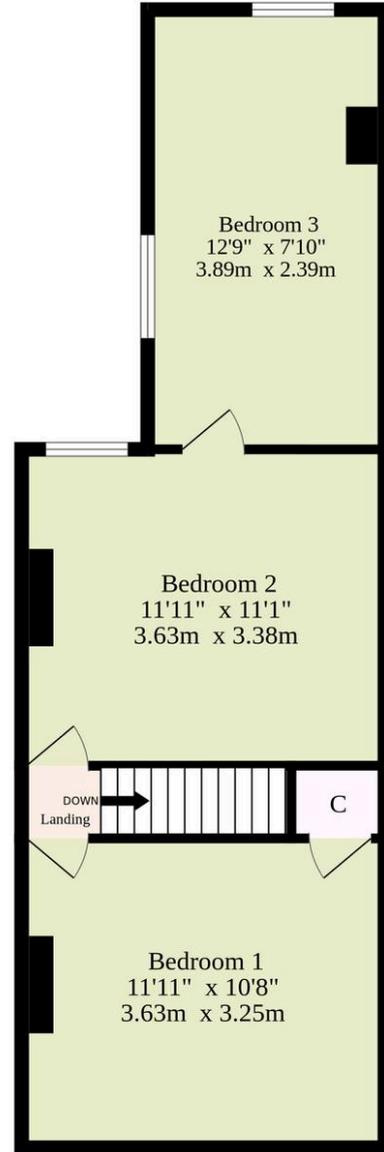
To the front, the home is set behind an enclosed, low-maintenance garden with a concrete finish and a low-level brick wall, giving it a tidy and welcoming kerb appeal.



Ground Floor  
375 sq.ft. (34.8 sq.m.) approx.



1st Floor  
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 904sq.ft. (84.0 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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