

15 Bately Avenue, Gorleston - NR31 6HJ

£450,000-£475,000 Freehold

Located just moments from Gorleston's sandy beach, this generously proportioned four-bedroom detached home offers space, versatility, and comfort across two well-planned floors. Inside, you'll find a bright lounge with a character brick fireplace and French doors to the garden, a spacious fitted kitchen with tiled floors, built-in storage and room for dining, plus a separate utility room and a ground floor WC. A flexible dining room provides the option for a fifth bedroom or additional living space. Upstairs are four well-sized bedrooms, two with built-in wardrobes, alongside a fully tiled family bathroom and a separate WC. Outside, the private rear garden includes a patio, mature trees, and two storage sheds, while the front features a generous brickweave driveway and garage for off-road parking.

Location

Bately Avenue is located in a popular and well-established residential area of Gorleston, just moments from the seafront and wide sandy beach, perfect for morning walks or family days out. The location offers easy access to the James Paget University Hospital, Gorleston Golf Club, and the town centre with its range of shops, cafés, and supermarkets. Families benefit from nearby well-regarded schools and convenient transport links, including regular bus routes into Great Yarmouth and Lowestoft. With coastal walks, parks, and leisure facilities all within reach, and a welcoming community feel, Bately Avenue presents an ideal setting for both everyday living and relaxed coastal life.



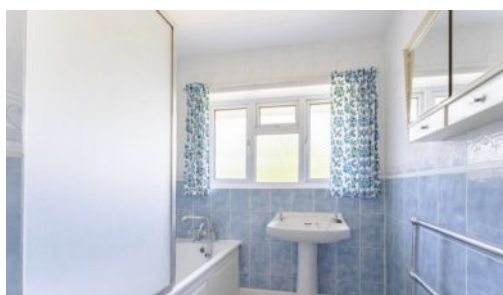
Agents notes

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

Heating system- Gas Central Heating

Council Tax Band- E

Some images have been AI-staged for illustrative purposes only.



Bately Avenue, Gorleston

Step into this spacious family home through a practical enclosed porch, offering shelter and storage for coats and shoes. From here, you are welcomed into the central hallway, where a conveniently positioned ground-floor WC adds everyday ease, ideal for guests and busy households alike.

Leading off the hall is the generous and light-filled lounge, a standout feature of the home. Multiple windows, including a charming bay-style window, allow natural light to pour in, while a characterful brick-built fireplace offers a focal point for relaxing evenings. The soft carpet underfoot adds warmth and comfort, and French doors open directly to the rear garden, providing an effortless link between indoor and outdoor living.

Continue into the kitchen, which is impressively sized and well-equipped for family life. Fitted with units and worktops, it includes a gas hob and oven, tiled backsplash, and tiled floors for easy maintenance. There's also excellent built-in storage, including cupboard space ideal for pantry use. The layout comfortably accommodates a dining table, making it a social and functional hub for family meals. Off the kitchen is a rear lobby giving further access to the outside and leading into a separate utility room, complete with fitted units, keeping laundry and household tasks neatly tucked away.

To the front of the property, the separate dining room is also generously proportioned and enjoys good natural light. Its size and layout lend it well to use as a fifth bedroom, home office, or additional reception space, depending on your lifestyle needs.

Upstairs, a well-lit landing offers access to four well-sized bedrooms, with two of the rooms featuring built-in wardrobes. All bedrooms are carpeted and benefit from large windows that bring in natural light, creating bright and comfortable sleeping spaces. A useful storage cupboard is also located on the landing.

The family bathroom is fully tiled and features a panelled bath with shower over, offering a practical and comfortable space for daily routines. A separate WC adds further functionality to the first floor, reducing congestion during busy mornings.

The home is double glazed throughout, supporting both comfort and energy efficiency.

Outside, the rear garden is private and fully enclosed, offering a safe and secure space for both children and pets to enjoy. Designed with low maintenance in mind, it features a paved patio area ideal for outdoor dining, entertaining, or simply relaxing in the sunshine. Mature trees and established shrubs provide greenery and a sense of seclusion, while two useful storage sheds offer practical solutions for gardening tools, bikes, or seasonal items.

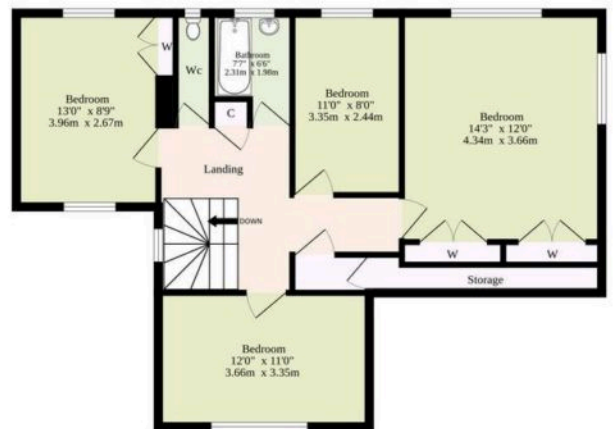
To the front, a wide brickweave driveway provides generous off-road parking for several vehicles and leads to a garage, offering further storage or secure parking.



Ground Floor
1003 sq.ft. (93.2 sq.m.) approx.



1st Floor
795 sq.ft. (73.9 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1798 sq.ft. (167.0 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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