

## 22 Somerville Avenue, Gorleston

£210,000 Freehold

GUIDE PRICE: 210,000-£220,000. Coastal living at its best, this beautifully presented three-bedroom home on Somerville Avenue offers space, style, and a superb location in the heart of Gorleston. Just a short walk from the town centre, sandy beach, and James Paget Hospital, the property is ideal for families or first-time buyers. Inside, the house is impressively maintained, featuring a bright open-plan kitchen/diner, a cosy lounge with fireplace, and three well-sized bedrooms. The modern bathroom and smart layout make it easy to move straight in. Outside, the generous west-facing garden is perfect for sunny afternoons, with a handy brick store and outside WC, plus parking for two on the front driveway. With motivated sellers ready to move, this is a home that truly stands out.

Council Tax band: B

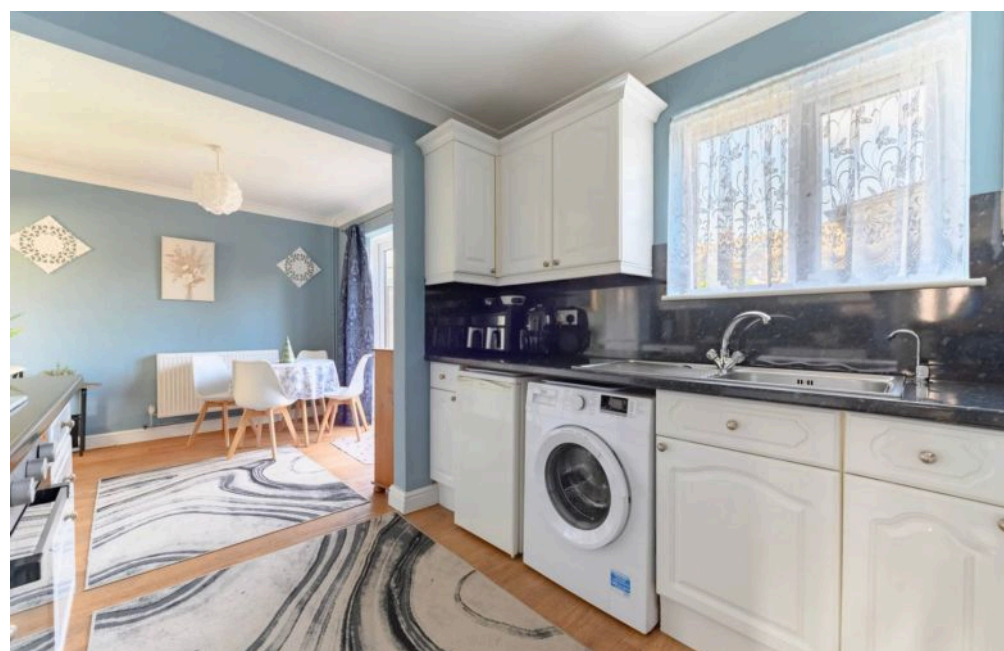
Tenure: Freehold



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### The Location

Tucked away in a friendly, well-established neighbourhood, Somerville Avenue is perfectly placed for family life in the heart of Gorleston. Just over half a mile from the vibrant town centre, you'll find everything you need close by – from supermarkets and local independent shops to cosy cafés and the much-loved Palace



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The James Paget University Hospital is conveniently under a mile away, and there's a great choice of well-regarded primary and secondary schools nearby, making the area ideal for growing families. Regular bus routes connect you easily to both Great Yarmouth and Lowestoft, so whether you're commuting or just heading out for the day, getting around is simple and stress-free. Somerville Avenue really is a lovely place to call home – peaceful yet well connected, with everything you need just around the corner.

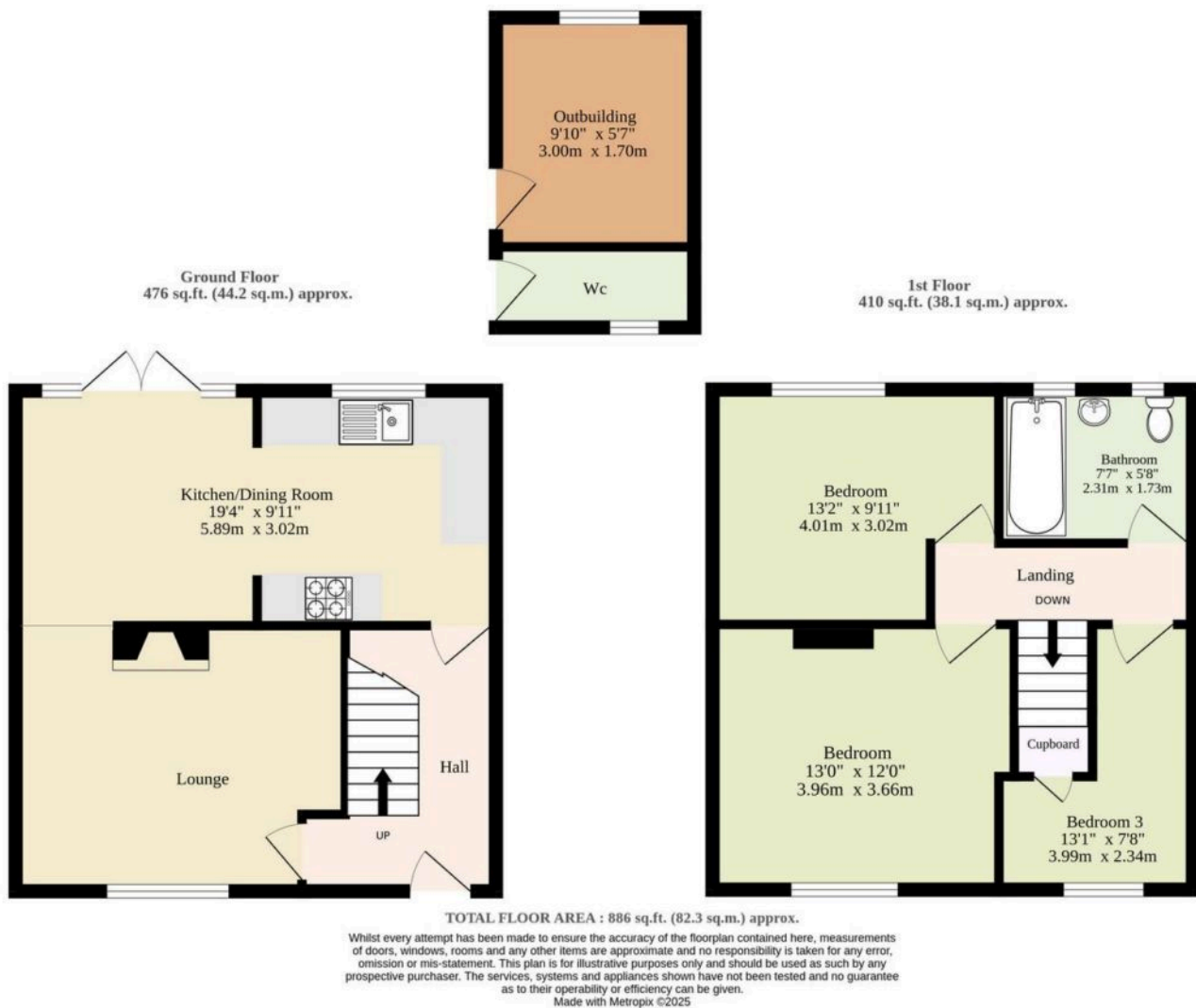
### Somerville Avenue, Gorleston

Situated in a desirable and convenient location, this beautifully maintained three-bedroom mid-terraced home offers spacious accommodation ideal for families or first-time buyers. The property benefits from a west-facing rear garden, perfect for enjoying afternoon and evening sunshine, and is just a short distance from local amenities, schools, and the James Paget Hospital.

The home has been thoughtfully updated by the current owners, including a new roof, new guttering and fascias, and new carpets in certain areas, making it truly move-in ready.

Upon entering the home, you're welcomed into a bright entrance hall leading to a comfortable lounge featuring a charming fireplace with an electric fire. The living space flows seamlessly into a generous open-plan kitchen and dining area, fitted with a





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