



42 Lynn Grove, Gorleston

Great Yarmouth



Minors & Brady

42 Lynn Grove

Gorleston, Great Yarmouth

Set on a generous plot within a highly sought-after non-estate location, this extended detached bungalow presents an excellent opportunity for those seeking a spacious and well-maintained home with a strong sense of privacy. The property has been thoughtfully improved over time to enhance both its layout and overall practicality, resulting in a home that feels open, comfortable and easy to live in.

Its single-storey design, combined with a well-balanced arrangement of rooms, makes it particularly appealing for those looking for long-term flexibility, while the level of presentation throughout allows a new owner to move straight in and enjoy the space from day one.



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- Guide price: £400,000 - £425,000
- Extended detached bungalow set on a generous plot in a sought after non estate location
- Immaculately presented throughout with spacious and well balanced accommodation
- Impressive lounge positioned to the rear with direct outlook and access to the garden
- Modern kitchen and dining room with integrated appliances, ideal for everyday living and entertaining
- Separate utility room providing additional storage and practicality
- Three well proportioned bedrooms, including a principal bedroom with ensuite
- Solar panel system with 11 batteries, offering improved energy efficiency and reduced running costs
- Extensive and private rear garden featuring a suntrap terrace and dedicated vegetable plot area
- In and out driveway providing ample off road parking for up to five vehicles

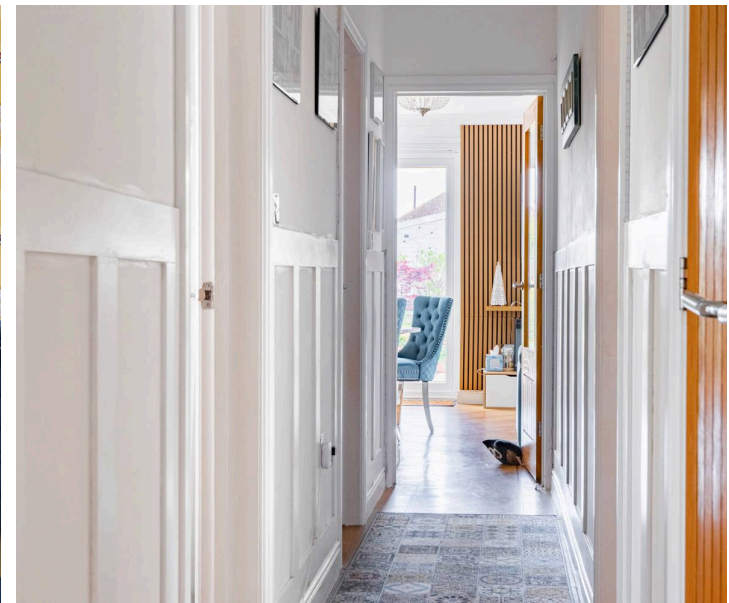
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

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Location

Situated in a well-established residential area of Gorleston, Lynn Grove offers a convenient setting within easy reach of a wide range of local amenities. Gorleston provides supermarkets, independent shops, cafés, and healthcare facilities, along with schooling options for all ages. The nearby Gorleston High Street and James Paget University Hospital further add to the practicality of the location.

The area is also well placed for access to Gorleston Beach, known for its wide sandy shoreline and promenade, while Great Yarmouth is just a short drive away, offering additional retail, leisure, and entertainment options. Good road links connect to surrounding towns and villages, making this a well-connected and accessible location.

Lynn Grove

The accommodation begins with a welcoming entrance hall that provides access to the main living areas. Positioned to the rear of the property, the lounge enjoys a pleasant outlook over the garden and direct access outside, creating a bright and relaxing space that works well for both everyday living and entertaining. The kitchen and dining room sits alongside and has been designed with both functionality and style in mind, featuring a range of fitted units, integrated appliances and ample room for dining.



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A separate utility room provides additional storage and keeps the main living areas uncluttered.

There are three bedrooms in total, all well proportioned and offering flexibility depending on requirements. The principal bedroom benefits from its own ensuite, while the remaining bedrooms are served by a modern family bathroom fitted with a contemporary suite.

Externally, the property continues to impress with a large and private rear garden that has been carefully arranged to create a number of usable spaces. A suntrap terrace provides an ideal spot for seating, while a dedicated vegetable plot adds further appeal for those looking to make the most of the outdoor space. To the front, an in and out driveway offers extensive off road parking for multiple vehicles and leads to an integral garage.

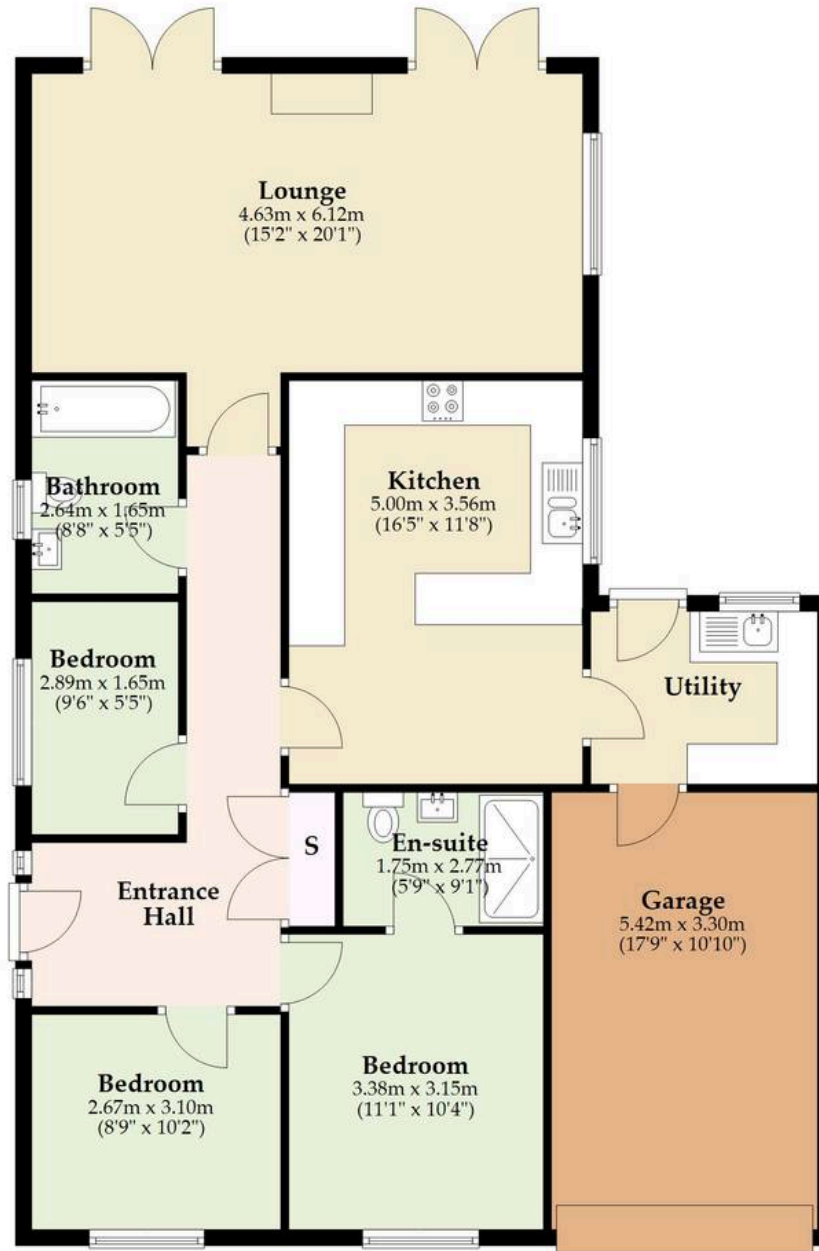
Further benefits include gas underfloor central heating, double glazing throughout and a solar panel system with 11 batteries, helping to improve energy efficiency and reduce running costs.



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Ground Floor

Approx. 107.8 sq. metres (1160.5 sq. feet)



Total area: approx. 107.8 sq. metres (1160.5 sq. feet)

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.

Plan produced using PlanUp.

Dreaming of this home? Let's make it a *reality*.



Meet *Sarah*
Senior Property Consultant



Meet *Dan*
Branch Partner



Meet *Lauren*
Property Consultant

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