



27 St. Annes Crescent, Gorleston

Minors & Brady



# 27 St. Annes Crescent

## Gorleston, Great Yarmouth

Chain free and offering a generous rear garden, ample off-road parking and exciting potential to extend, this three-bedroom home presents an opportunity to create something truly special. With a brand new, top-of-the-range boiler, and new windows and doors already in place, the property provides a strong starting point for buyers looking to make their mark.

Inside, the accommodation comprises a welcoming lounge, a separate fitted kitchen, three well-proportioned bedrooms, and a family bathroom.

Outside, the substantial rear garden offers plenty of space for relaxing, entertaining and family activities. Combining a practical layout with scope to personalise and add further value, this home is well-suited to first-time buyers, families and those seeking a property with room to grow.

- Guide Price: £190,000 - £200,000
- Chain free three-bedroom terraced home in Gorleston, offering a practical layout and a straightforward purchase opportunity for buyers
- Spacious lounge and dining area providing a comfortable setting for relaxing and entertaining
- Fitted kitchen offering a dedicated space for cooking and food preparation, with scope for personalisation
- Three first floor bedrooms, providing flexibility for family living, guests or a home office
- First floor bathroom complemented by a separate WC, offering added practicality for busy households
- New windows and doors throughout, giving the property an updated finish and an opportunity to make the home your own
- Brand new boiler, providing a fresh start for the home's heating system
- Generous rear garden providing ample outdoor space for relaxing, gardening and entertaining
- Large driveway offering convenient off road parking for multiple vehicles





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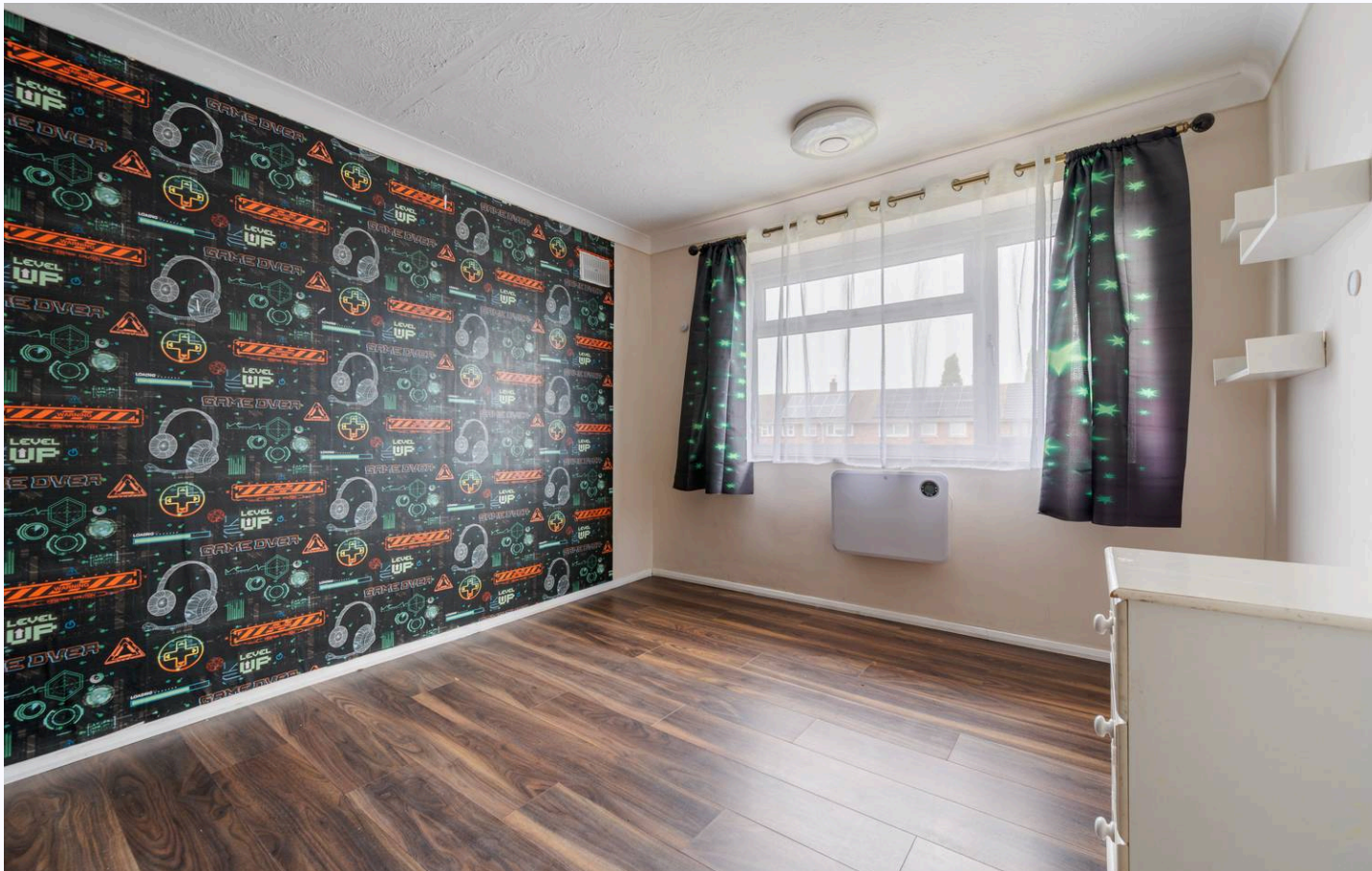
## The Location

Gorleston is a coastal town on the south of Great Yarmouth, offering an established residential community with a useful range of everyday amenities. Local facilities include supermarkets, independent shops, cafés, restaurants and healthcare services, while Gorleston High Street provides additional convenience for day to day shopping. Families have access to schools across the town, with further educational options available in nearby Great Yarmouth. The area is well connected by road to Great Yarmouth, Lowestoft and the wider Norfolk and Suffolk region, while local bus services provide links between surrounding communities. Great Yarmouth railway station offers connections towards Norwich and the wider rail network.

The coastline is a key part of life in Gorleston, with Gorleston Beach and its promenade providing opportunities for seaside walks, outdoor recreation and time by the sea. Nearby parks and green spaces offer further options for enjoying the outdoors, while Great Yarmouth provides a broad choice of leisure attractions, entertainment and retail facilities. The surrounding area offers access to coastal villages and countryside, creating opportunities for days out beyond the town. With its established amenities, transport links and coastal setting, Gorleston offers a practical location for families, professionals and those looking to enjoy seaside living with everyday convenience.



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Upon entering, the hallway provides access to the ground-floor accommodation and stairs leading to the first floor. The lounge offers a welcoming space to relax, with natural light entering through the windows and room to arrange comfortable seating around the existing fireplace. Its proportions allow for a practical everyday living area, whether enjoying a quiet evening at home or spending time with family and friends.

The kitchen is positioned separately and offers a good range of fitted units, worktop space, and room for essential appliances. Its layout provides a functional setting for everyday cooking, with potential for buyers to make further improvements to suit their own preferences over time.

Upstairs, the property offers three bedrooms, providing flexibility for family life, visiting guests, or a dedicated home office. The bedrooms are served by a family bathroom fitted with a bath, wash basin, and WC, completing the first-floor accommodation.



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Outside, the large rear garden is a notable feature, offering plenty of space for outdoor dining, gardening, children's activities, or simply enjoying time outdoors during warmer months. The garden provides a generous backdrop to the home, with scope for buyers to shape the space around their needs. The sizeable driveway also offers valuable off-road parking, adding to the property's everyday practicality. While subject to the planning permission, this property has a great opportunity for expansion, providing a suitable purchase for those seeking to establish a home that can evolve with them over time.

## Agent's Note

This property will be sold freehold, with gas central heating, connected to mains water, electricity, gas and drainage.

Council Tax Band: B



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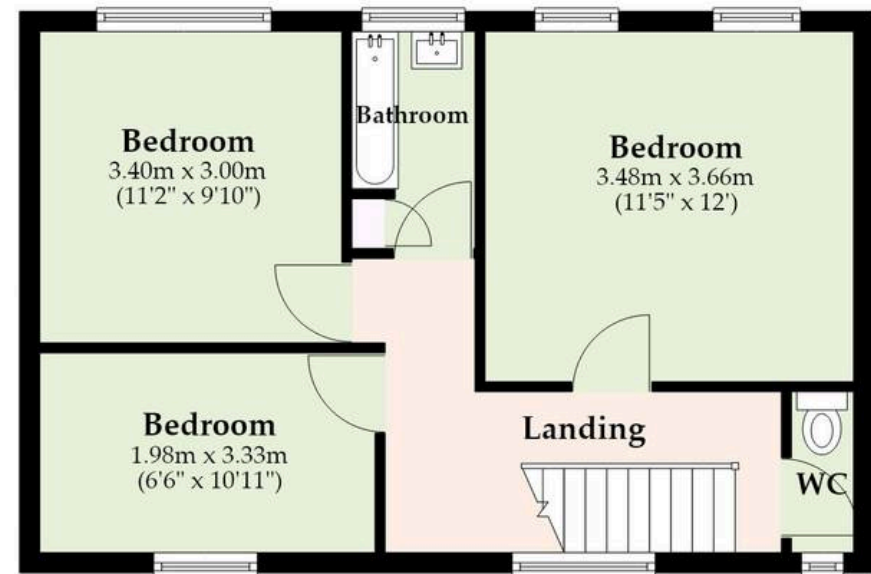
## Ground Floor

Approx. 40.5 sq. metres (436.0 sq. feet)



## First Floor

Approx. 43.6 sq. metres (468.8 sq. feet)



Total area: approx. 84.1 sq. metres (904.8 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.

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