

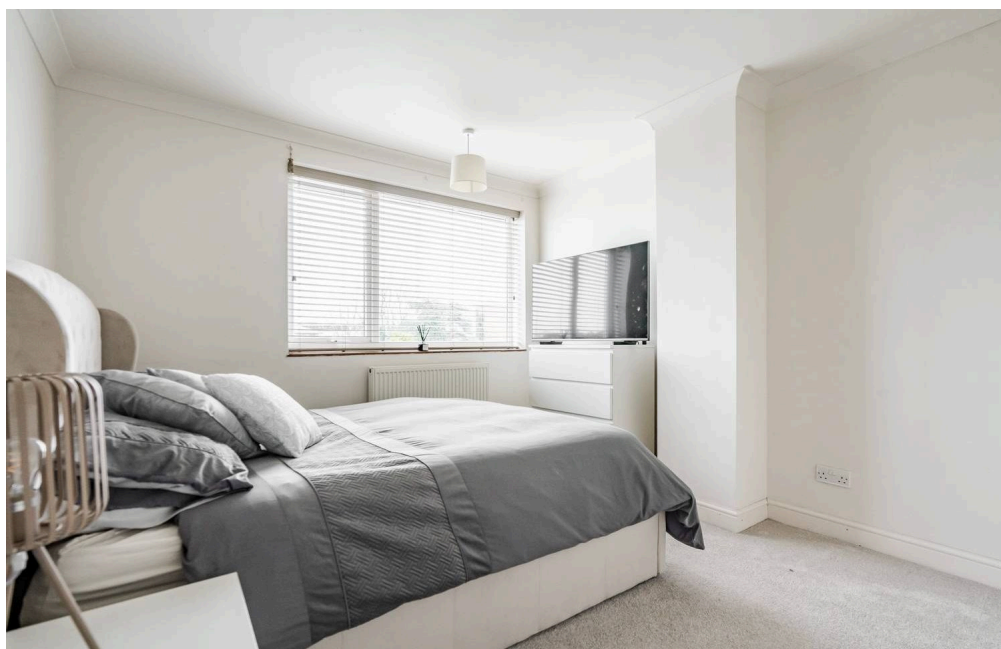
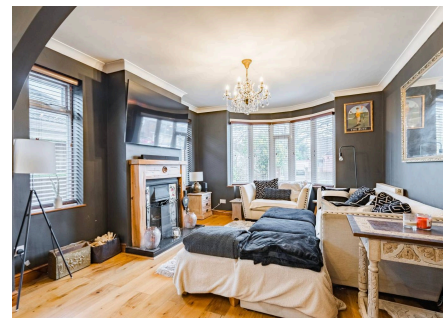
17 Lynn Grove, Gorleston - NR31 8AW

£325,000 Freehold

Situated in a sought-after location, this extended detached three-bedroom family home offers an opportunity for spacious living in a desirable neighbourhood. With its versatile layout and attractive features, it provides an ideal setting for family life, combining comfort, convenience, and style. The generous room sizes and thoughtful design are sure to impress.

Location

Located in Gorleston, this area offers a practical and well-connected environment for families and professionals. It is close to essential amenities such as shops, schools, and healthcare services. Gorleston Beach, just a short distance away, provides a scenic spot for outdoor activities. With excellent transport links to Great Yarmouth and Norwich, the location is ideal for those seeking convenience. The area also provides easy access to nearby parks and green spaces, making it a highly desirable place to live.

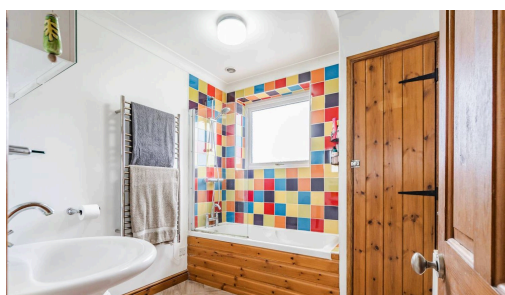
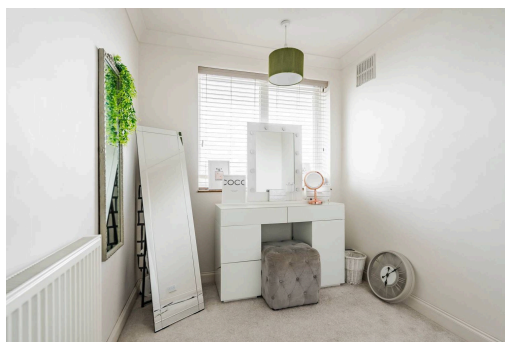


Agents notes

We understand the property will be sold freehold connected to mains services water, electricity gas and drainage.

Heating system -Gas central heating

Tax Council Band -C



Lynn Grove, Gorleston

As you enter the property, you are welcomed into a spacious hallway with stairs leading to the first floor. The lounge/diner immediately draws you in, featuring a large bay window that fills the room with natural light. The featured fireplace serves as the room's focal point, providing warmth and character to the space.

The lounge flows seamlessly into the expansive L-shaped conservatory, adding valuable living space that can be enjoyed year-round. The conservatory features French doors that lead out to the enclosed rear garden, providing easy access to outdoor space. A practical cloakroom is conveniently located to the side, offering additional functionality.

The well-equipped kitchen offers plenty of built-in cupboards and counter space, providing ample storage and room for meal preparation. It also features a pantry for additional storage.

Upstairs, the first-floor landing leads to three generously sized bedrooms. The master bedroom is enhanced by a bay window and built-in wardrobes, offering ample storage space. Two additional bedrooms provide flexible living options, with one featuring rear-facing windows. The family bathroom is equipped with a bath and an overhead shower attachment.

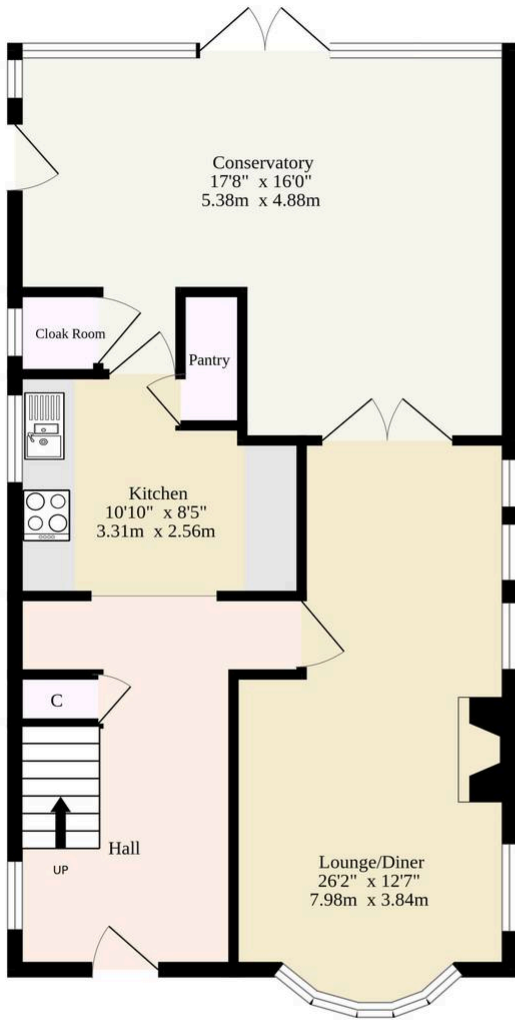
The property benefits from double-glazed windows and radiator heating throughout, ensuring comfort and energy efficiency.

Outside, the enclosed rear garden provides a peaceful retreat, featuring a spacious lawn and a brick weave patio area, ideal for relaxation or outdoor entertaining. A brick-built store/workshop adds flexible storage or workspace, accommodating a variety of needs.

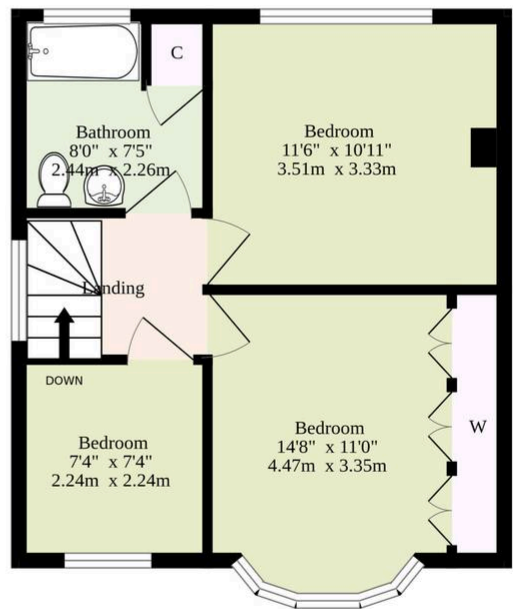
The brick weave driveway provides convenient off-road parking, adding to the property's appeal.



Ground Floor
799 sq.ft. (74.2 sq.m.) approx.



1st Floor
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 1252 sq.ft. (116.3 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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