



## 35 Somerville Avenue, Gorleston

£250,000 Freehold

This well-presented four-bedroom end-of-terrace house presents an exciting opportunity for growing families or those seeking a spacious residence. Boasting generous living accommodation spread across two floors, this property offers a blend of comfort, convenience, and style. With its ample living space and desirable features, this property represents a fantastic opportunity to embrace a modern lifestyle in a sought-after setting.



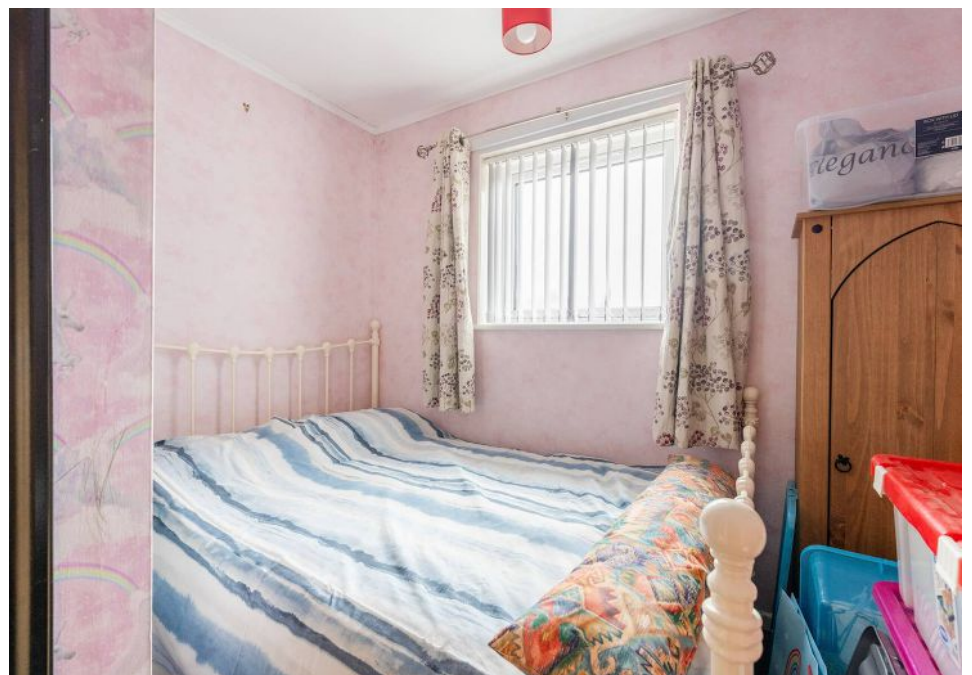
## Location

Somerville Avenue is situated in the heart of the sought-after Gorleston area, NR31, a vibrant coastal town known for its picturesque beach, rich history, and thriving community atmosphere. The property enjoys a prime location with convenient access to an array of local amenities, including shops, cafes, and restaurants, all within a short distance. Families will appreciate the proximity to well-regarded schools, while commuters benefit from excellent transport links to nearby Great Yarmouth and Norwich. With Gorleston's stunning sandy beach just a stone's throw away, as well as green spaces and leisure facilities nearby, this address offers an exceptional blend of seaside living and modern convenience.



## Somerville Avenue

Upon entering through the porch into the entrance hall, the lounge greets you to the left, providing a cosy space for relaxation. Continuing on, you will discover the ground floor shower room, understair storage, and an additional storage cupboard, ensuring practicality is at the forefront of this home.





The open-plan sitting/dining room seamlessly connects to the kitchen, creating a cohesive living area that is ideal for entertaining guests. The kitchen features base and wall mounted storage units, gas hob, electric oven, plumbing for a dishwasher, and a sink with drainer. The French doors from the kitchen lead into the sunlit conservatory, providing a tranquil space that overlooks the rear garden.

The ground floor also accommodates a bedroom, offering flexibility for guests or as a home office. Upstairs, the first floor houses the remaining three bedrooms, each thoughtfully designed to provide a peaceful spot for relaxation. The first floor shower room caters to the needs of the household with its modern amenities.

Outside, the property shines with a good size garden that is mainly laid to lawn, offering a serene outdoor space for leisure activities. The paved patio area provides an ideal spot for al fresco dining, while two timber sheds offer additional storage solutions.

For convenience, off-road parking for up to three vehicles is available on the spacious driveway, alongside a brick shed situated to the side of the property. The location of this property is unparalleled, with close proximity to the park, well-regarded schools, and excellent transport links, making it a desirable choice for families and commuters alike.

Don't miss the opportunity to make this property your new home and experience a harmonious blend of comfort, convenience, and modern living in the heart of Gorleston. Schedule a viewing today and envision the endless possibilities that await in this delightful residence.

#### Agents Notes

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

Council Tax band: TBD

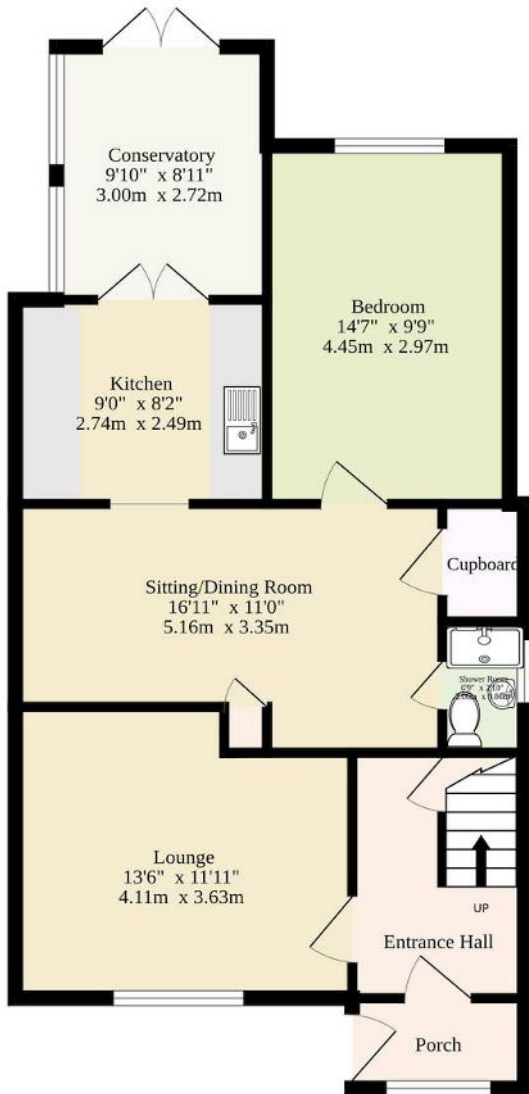
Tenure: Freehold

EPC Energy Efficiency Rating: C

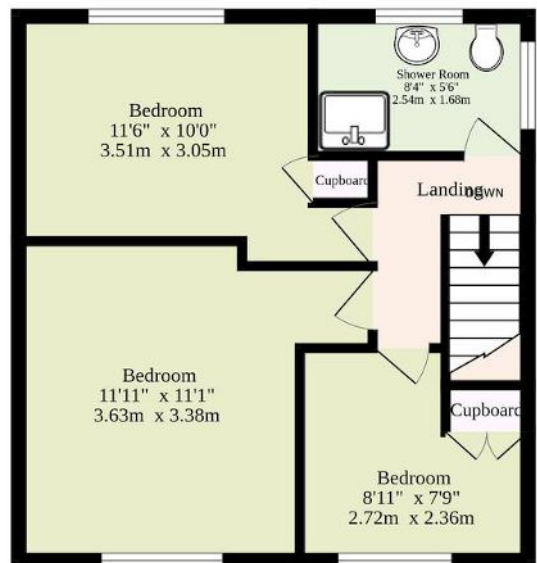
EPC Environmental Impact Rating: C



Ground Floor  
731 sq.ft. (67.9 sq.m.) approx.



1st Floor  
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 1135 sq.ft. (105.4 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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