



37 Blackwall Reach, Gorleston

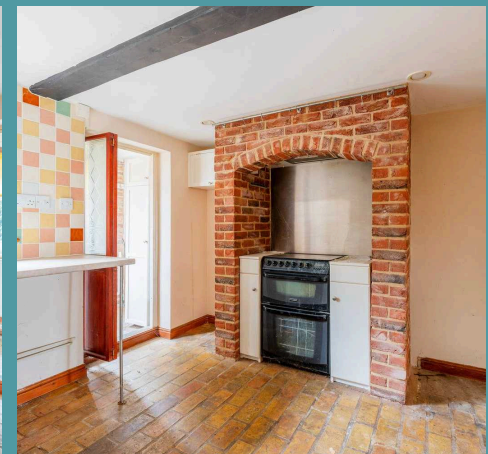
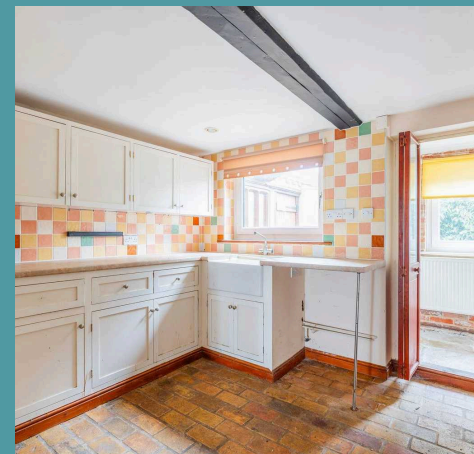
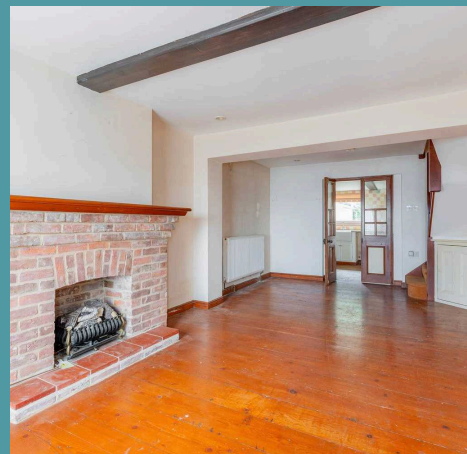
# 37 Blackwall Reach

Gorleston, Great Yarmouth

This charming terraced house presents an exceptional opportunity for those seeking a perfect first home, renovation project or investment purchase. It is conveniently chain-free, awaiting your personal touch to transform it into a comfortable and inviting living space. Don't miss the chance to acquire this home and experience all it has to offer.

## LOCATION

Gorleston is a coastal town located in the borough of Great Yarmouth in Norfolk, England. Situated along the North Sea, it offers a picturesque setting with a long sandy beach and scenic promenade. The town is known for its relaxed, seaside atmosphere, making it a popular destination for tourists, as well as a quiet residential area. Gorleston boasts a variety of local amenities, including shops, restaurants, and leisure facilities, while also being close to the bustling town of Great Yarmouth. With good transport links to nearby towns and cities, as well as easy access to coastal walks and nature reserves, Gorleston is a charming and well-connected place to live or visit.



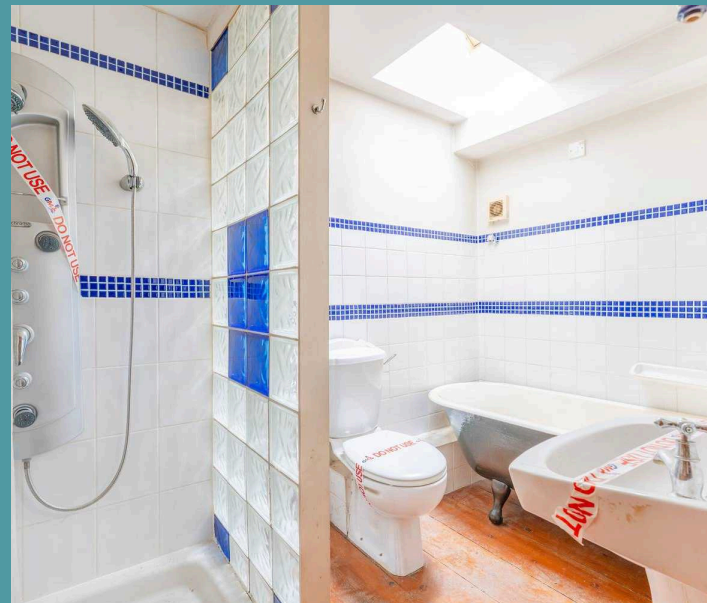
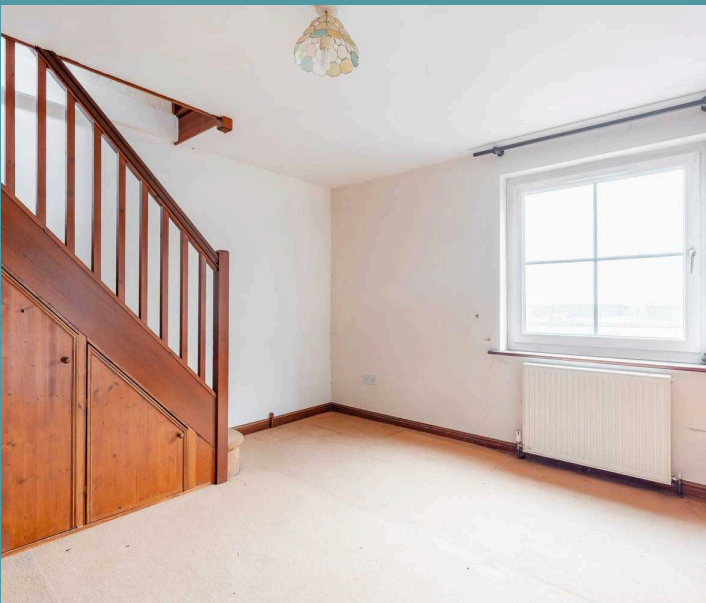
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Step inside to discover an open-plan sitting/dining room that is perfect for family living and entertaining guests. The seamless flow between these spaces creates a welcoming environment for relaxation and social gatherings. The kitchen is ready for you to make your own, with fitted units and previous appliances. Complemented by a utility room, for your additional storage and laundry goods.

Ascend to the upper floors where you will encounter three double bedrooms, one of which is a converted loft room, offering relaxation and privacy. The bathroom comprises of a four piece suite, accommodating all residents in the household.

The west-facing garden is full of potential, with a patio and an extensive area that leads to a storage shed. It is fully enclosed so you can enjoy in seclusion. Additionally, on-road parking is readily available, ensuring convenience for residents and visitors alike.





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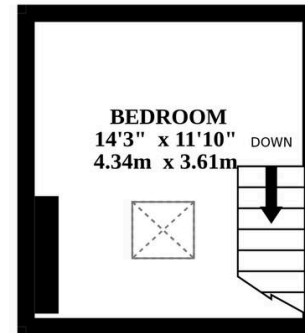
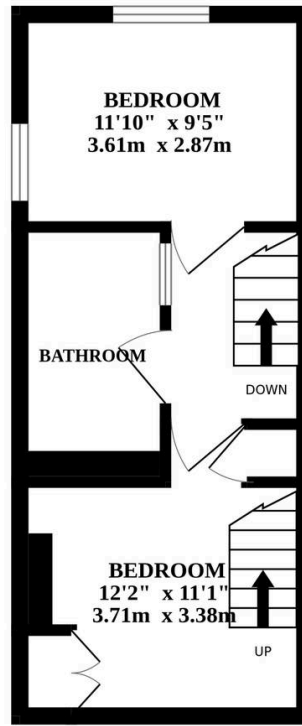
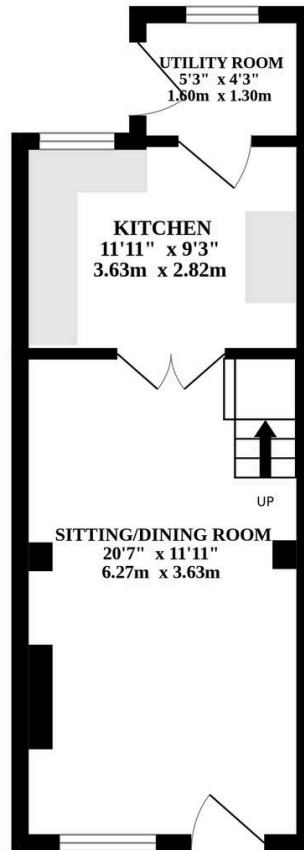
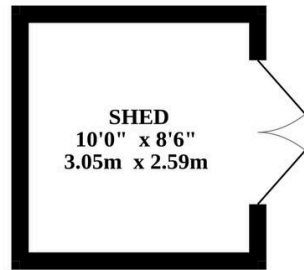
- Mid-terrace residence
- Perfect first home or investment purchase
- Chain free - Ready for you to make your own
- Situated beside the river yare - A short distance away from the coast
- Open-plan sitting/dining room - Suitable for family living
- Fitted kitchen & a functional utility room
- Three double bedrooms & a family bathroom
- West-facing rear garden with potential
- On-road parking available
- In close proximity to all local amenities and natural surroundings



GROUND FLOOR

1ST FLOOR

2ND FLOOR



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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