



234 Lowestoft Road, Gorleston - NR31 6JQ

£575,000 Freehold

Set in a convenient location, this impressive four-bedroom detached house offers easy access to local amenities, the nearby James Paget University Hospital, and Gorleston beach. Positioned on a large plot, the property boasts a double bay front, three bright reception rooms, including a spacious kitchen/breakfast room, and a versatile games room with professional snooker table. The well-equipped family bathroom and convenient downstairs WC add to the home's practicality. With a west-facing enclosed rear garden, off-road parking for up to eight vehicles, and a carport, this home is perfect for modern family living, combining comfort, practicality, and style.

Location

Lowestoft Road in Gorleston offers a convenient and well-connected location. It is close to local amenities, including shops, schools, transport links, and James Paget University Hospital, providing easy access to the coastal areas. The nearby Gorleston beach is just a short walk from the house, offering stunning views and various leisure activities. With good road connections to both Great Yarmouth and Lowestoft, this area is perfect for those seeking a peaceful yet accessible location.



Agents notes

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

Heating system- Gas Central Heating

Council Tax Band-E



Lowestoft Road, Gorleston

As you step through the porch, you're greeted by a spacious and inviting entrance hall, complete with a handy cupboard and a conveniently located WC, setting the tone for the comfort and practicality this home offers.

The ground floor features a bright lounge with a striking fireplace and bay windows, leading seamlessly into the garden lounge with through sliding doors. The garden room itself is a delightful space, flooded with natural light through its brick walls and French doors that open up to the outside.

Another reception room with bay windows provides a cosy retreat, while the dining room connects to the generous kitchen, offering ample white built-in cupboards, counter space, and tiled floors. A separate utility room adds to the convenience of this well-thought-out layout.

Adjoining the kitchen is the games room, a versatile space with a professional snooker table and direct access to the outside , perfect for entertaining guests or relaxing with family.

Moving to the upper floor, a spacious landing with a cupboard leads to four double bedrooms, two boasting bay windows.

The family bathroom is a bright and relaxing space, featuring a jacuzzi-style bath, a shower, twin basins, and an extractor fan.

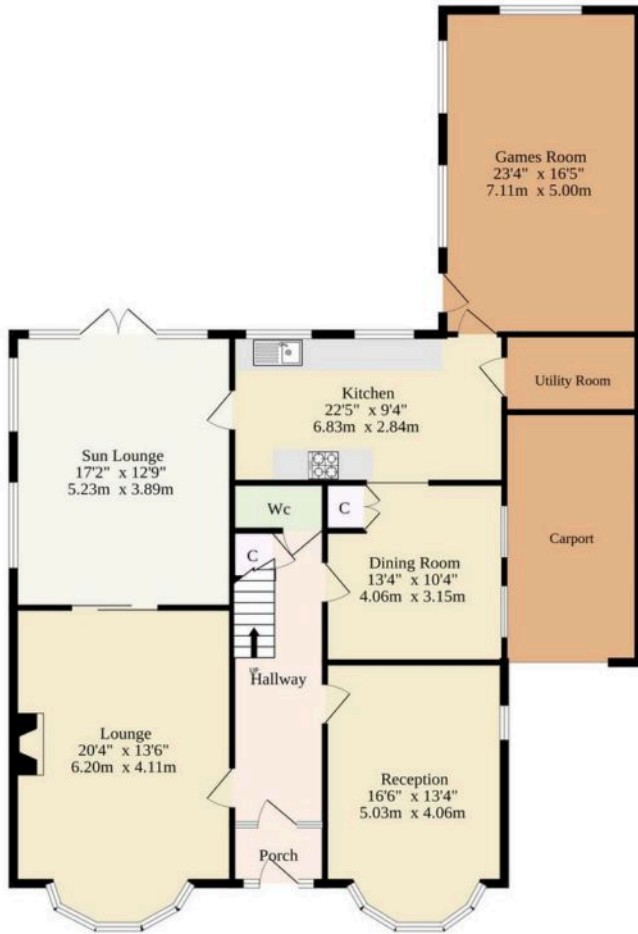
Throughout the property, double glazing ensures a peaceful atmosphere and energy efficiency.

Outside, the large enclosed rear garden provides a generous paved patio, perfect for outdoor dining and relaxing, as well as a storage shed.

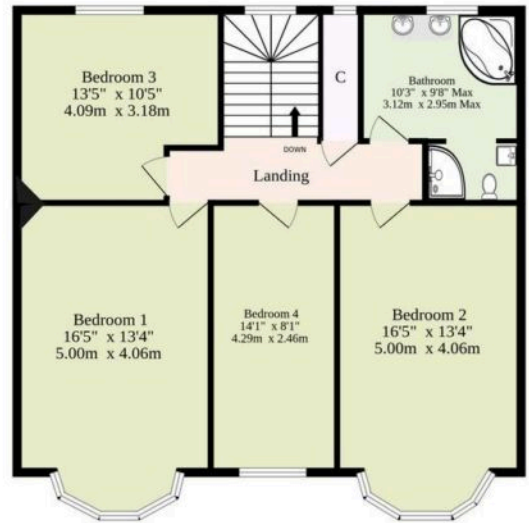
To the front, a garden laid to lawn and a generous brick-paved driveway, along with a carport, provide off-road parking for up to eight vehicles, making this home ideal for those with multiple vehicles or guests.



Ground Floor
1700 sq.ft. (157.9 sq.m.) approx.



1st Floor
870 sq.ft. (80.8 sq.m.) approx.



TOTAL FLOOR AREA : 2570 sq.ft. (238.8 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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