



Darby's Hard Riverside Road, Gorleston - NR31 6PX

£375,000-£390,000 Freehold

Set in a prime riverside location, this three-bedroom detached home is elevated to offer spacious living with stunning river views. A modern kitchen is equipped with high-end appliances, and the bright lounge is bathed in natural light with river views. The master bedroom benefits from an ensuite, while a stylish family bathroom and generous under-build storage room complete the property. Parking is convenient with a concrete slipway accommodating up to seven vehicles (subject to high tide), providing easy access for launching boats. With three garden areas, a timber-decked seating space, and easy access to scenic walks and the seafront, this home offers both comfort and practicality.

Location

Riverside Road in Gorleston offers a peaceful and sought-after location, ideal for those who enjoy proximity to both nature and local amenities. It is situated near the River Yare and provides easy access to scenic walking paths and the vibrant seafront, perfect for outdoor enthusiasts. The area is well-served by shops, schools, and transport links, making it ideal for families and professionals alike. With a friendly community and a range of leisure opportunities nearby, this location offers an excellent living environment with a true sense of convenience and relaxation.



Agents notes

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

Heating System- Gas Central Heating

Council Tax Band- B



Riverside Road, Gorleston

Stepping through the entrance hall, a modern kitchen awaits, boasting tiled flooring, a range of wall and base units, a Butler-style sink, and top-of-the-line appliances.

French doors lead to a spacious lounge area, bathed in natural light and offering triple-aspect views of the river. The lounge also provides access to a balcony, perfect for enjoying the scenery.

The property features two double bedrooms and one single bedroom, with the master bedroom benefitting from an ensuite bathroom with a shower.

A stylish family bathroom with tiled flooring and a shower over the bath completes the accommodation.

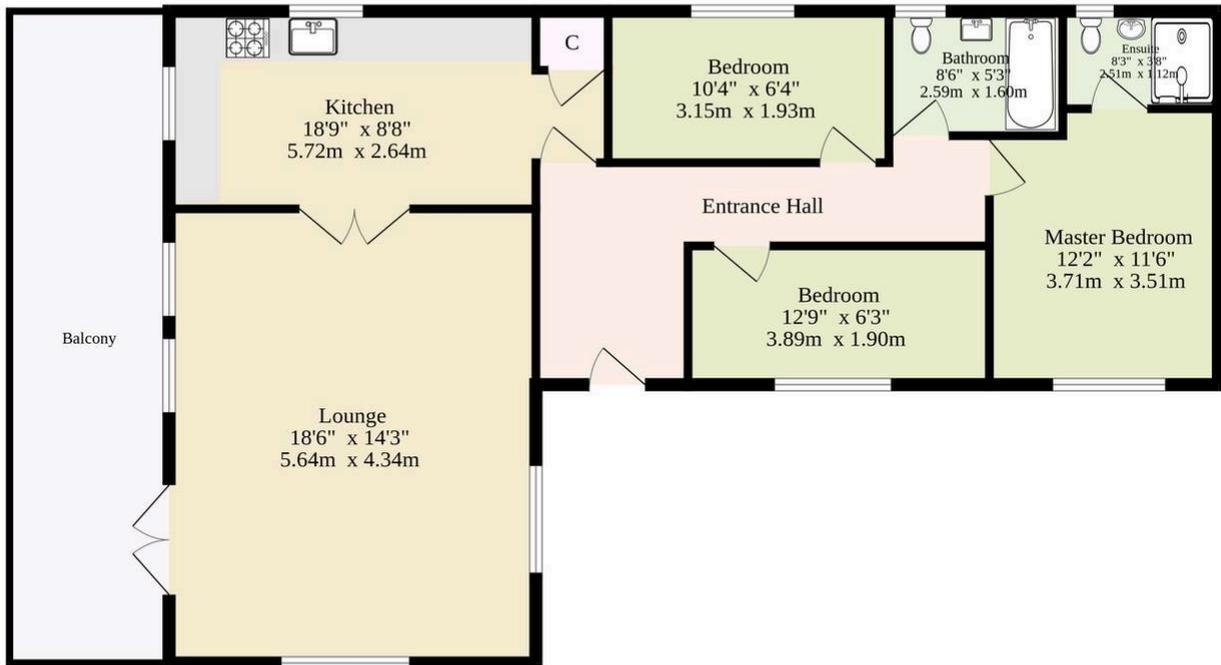
Additionally, a generous under-build storage room offers ample space for storing bicycles, canoes, and paddleboards. It is equipped with lighting and electricity.

The property offers three garden areas with beautiful river views. Steps lead to a low-maintenance forecourt. A pathway bordered by flowers leads to the rear garden, which includes a water tap and paved walkway. The timber-decked seating area features an iron and glass border.

Parking is effortless with the concrete slipway that can accommodate up to seven vehicles (subject to high tide), making boat launching a convenient and hassle-free experience.



Ground Floor
958 sq.ft. (89.0 sq.m.) approx.



TOTAL FLOOR AREA : 958 sq.ft. (89.0 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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