



41 Clarence Road, Gorleston
£300,000

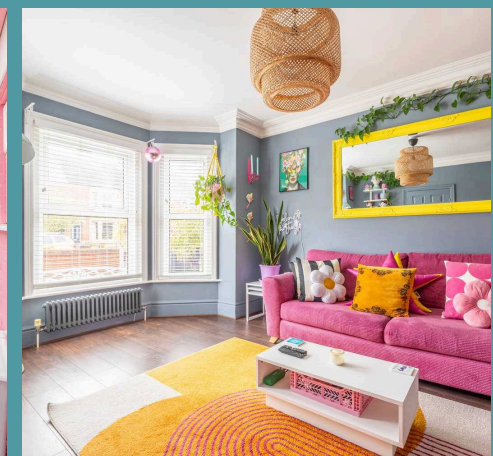
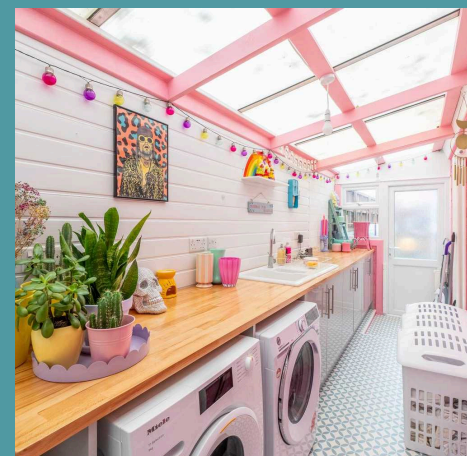
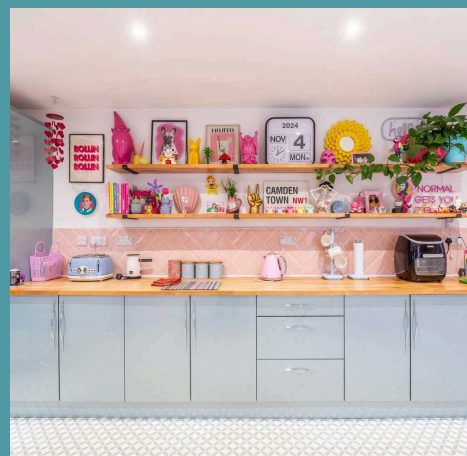
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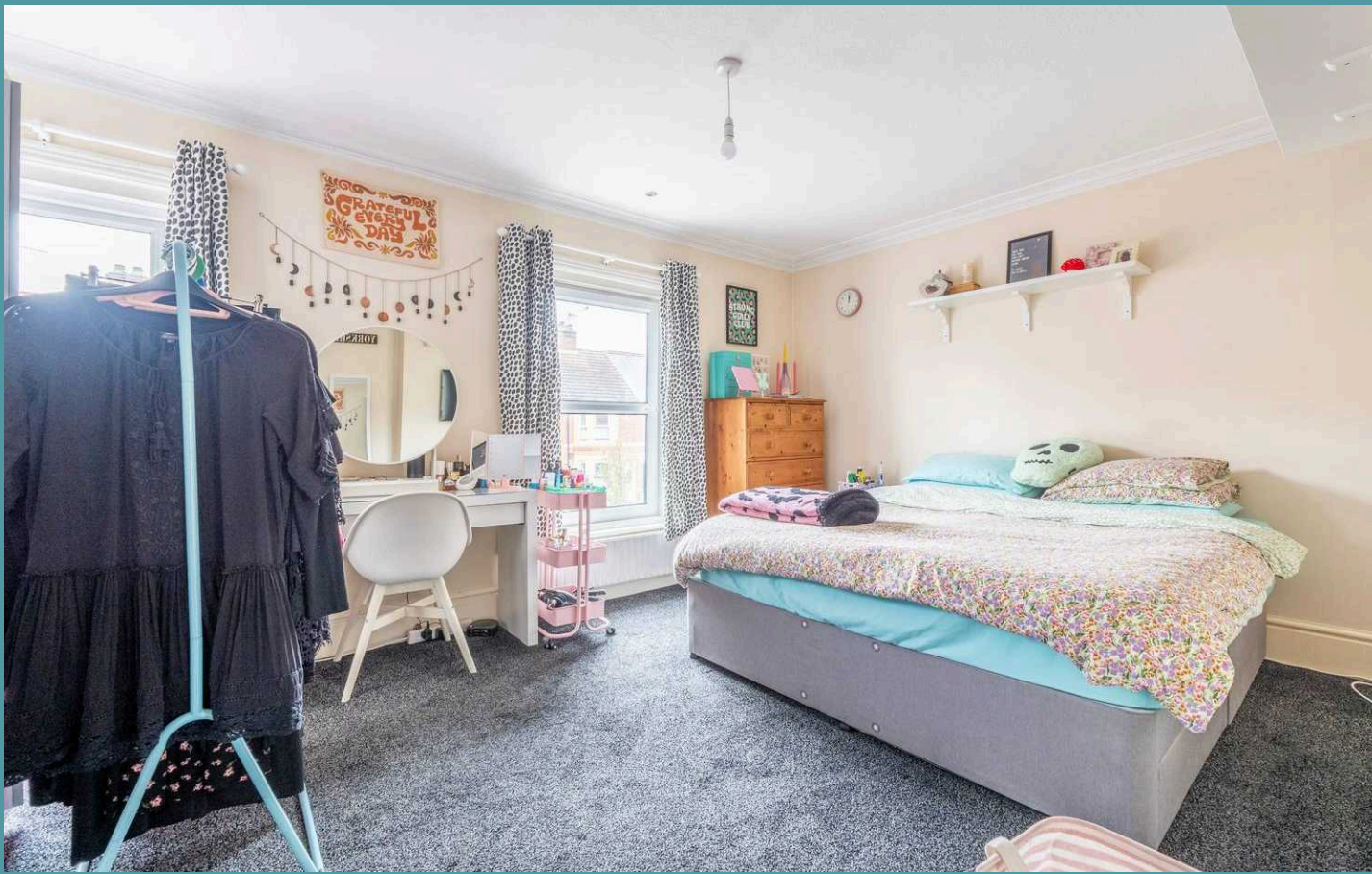
Gorleston, Great Yarmouth

This four bedroom terraced house is a true gem, offering a comfortable and inviting living space for families of all sizes. With its versatile accommodation, well-presented interior, and convenient location, this property presents a rare opportunity to find a perfect blend of style, comfort, and functionality. Don't miss the chance to make this wonderful family home your own and create lasting memories in a welcoming and harmonious environment.

LOCATION

Gorleston-on-Sea is a coastal town located in the county of Norfolk, England, within the borough of Great Yarmouth. Situated on the eastern edge of the county, Gorleston is known for its sandy beaches and charming promenade, making it a popular spot for holidaymakers and day-trippers. The town offers a mix of traditional seaside attractions, local shops, and a vibrant community. Gorleston is also home to several parks, a marina, and good transport links to Great Yarmouth, Norwich, and beyond, making it a convenient location for both residents and visitors. Its coastal setting, coupled with a mix of residential areas and historic buildings, contributes to the town's appeal as a peaceful yet accessible place to live or visit.





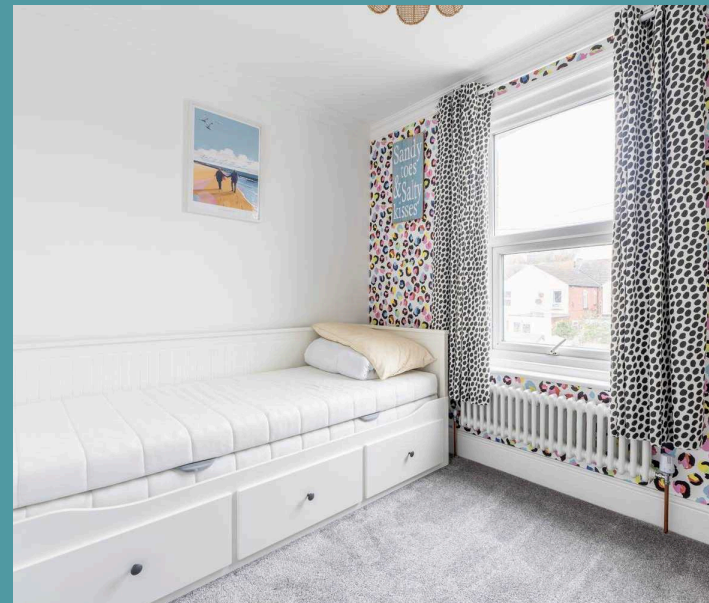
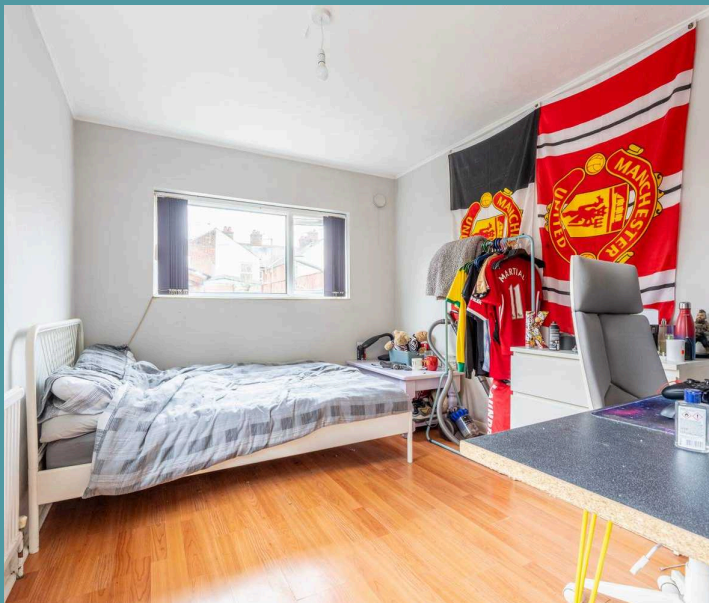
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Upon entering, you are immediately struck by the well-presented interior, which exudes a sense of brightness and airiness throughout. Positioned at the front of the residence is a comfortable sitting room, complete with a bay window that floods the space with natural light. The adjacent dining room provides the ideal setting for family gatherings and entertaining guests, creating a welcoming atmosphere that encourages social interaction and shared moments.

At the heart of the home lies an open-plan kitchen/dining room, which is both stylish and functional. It is well-equipped with fitted units and appliances to enhance your cooking experience. A convenient utility room adds to the practicality of the space, offering additional storage and laundry facilities for day-to-day living. For those seeking additional flexibility and privacy, a versatile annexe with a private bathroom is suitable for additional living arrangements, storage or a dedicated space to work from home, depending on your own requirements.

Ascend to the first floor where four well-appointed bedrooms await, each thoughtfully designed to offer relaxation and privacy. The bathroom completes the upper floor, comprising of a three piece suite, accommodating all residents in the household.





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Gorleston, Great Yarmouth

Outside, a low maintenance garden provides a private outdoor space, perfect for activities or simply enjoying the fresh air. A storage shed offers practical solutions for storing bikes, tools, or outdoor equipment, ensuring the garden remains uncluttered and organised. On-road parking is readily available, providing convenience for residents and visitors alike.

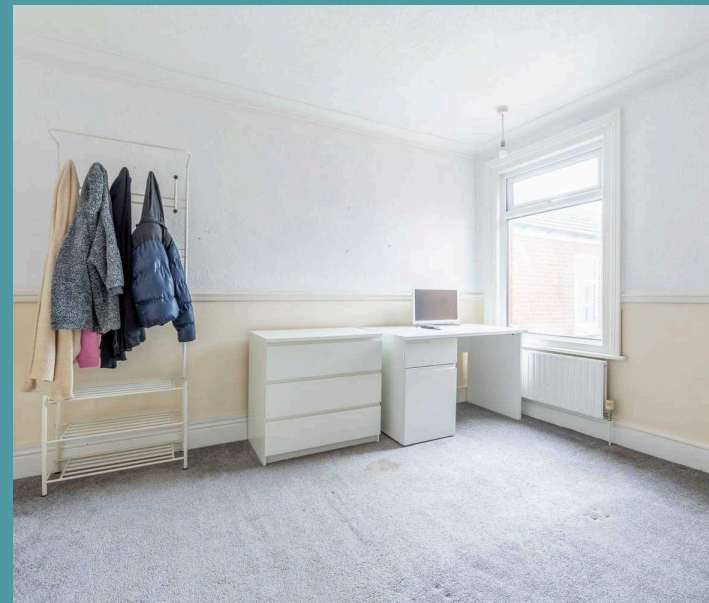
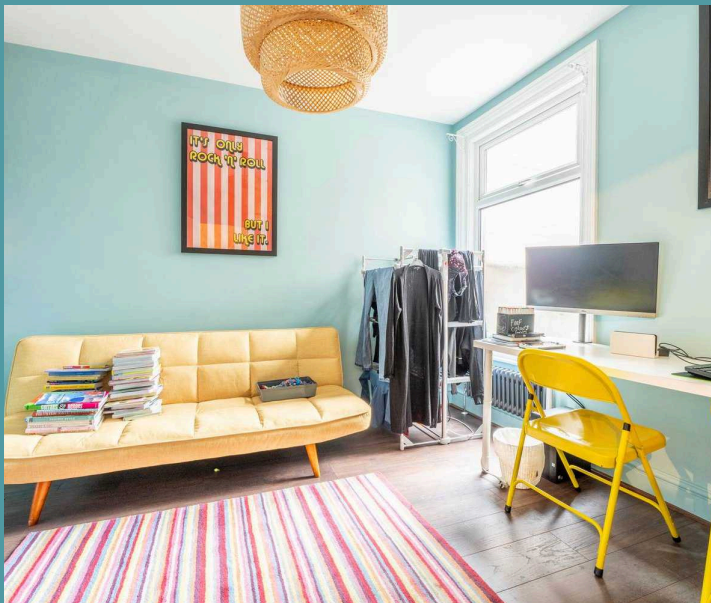
AGENTS NOTES

We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

Heating system - Combi boiler

Council Tax Band: C

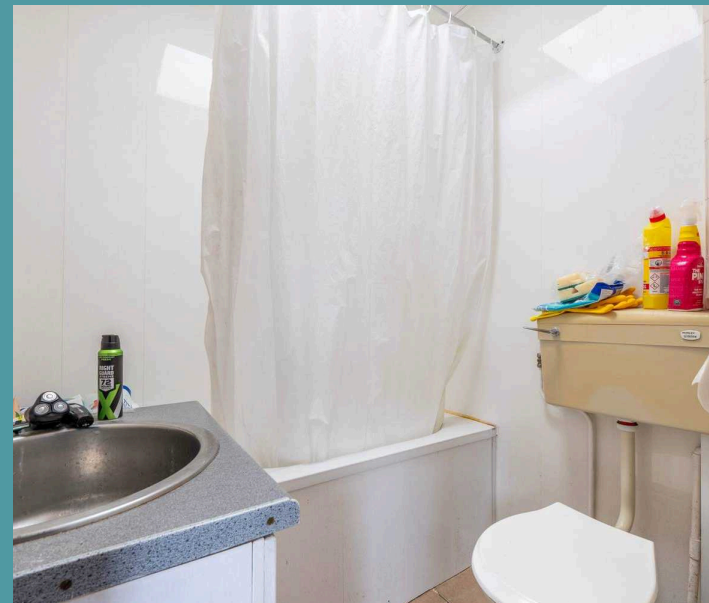
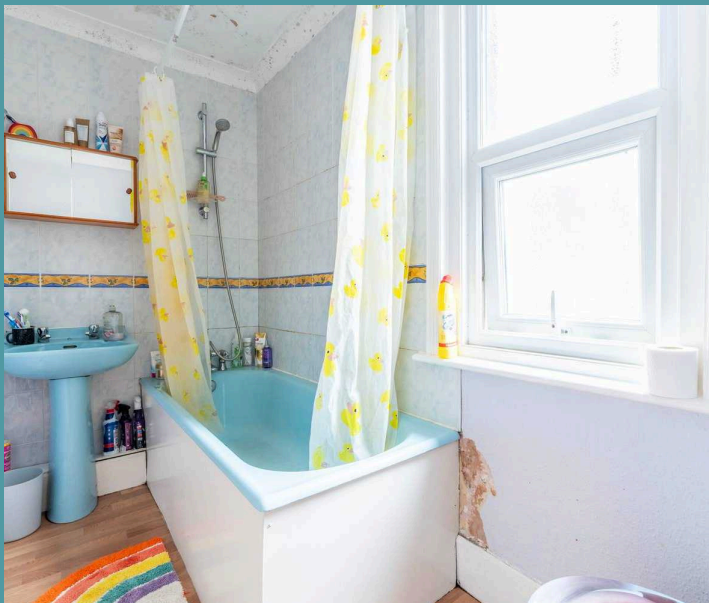




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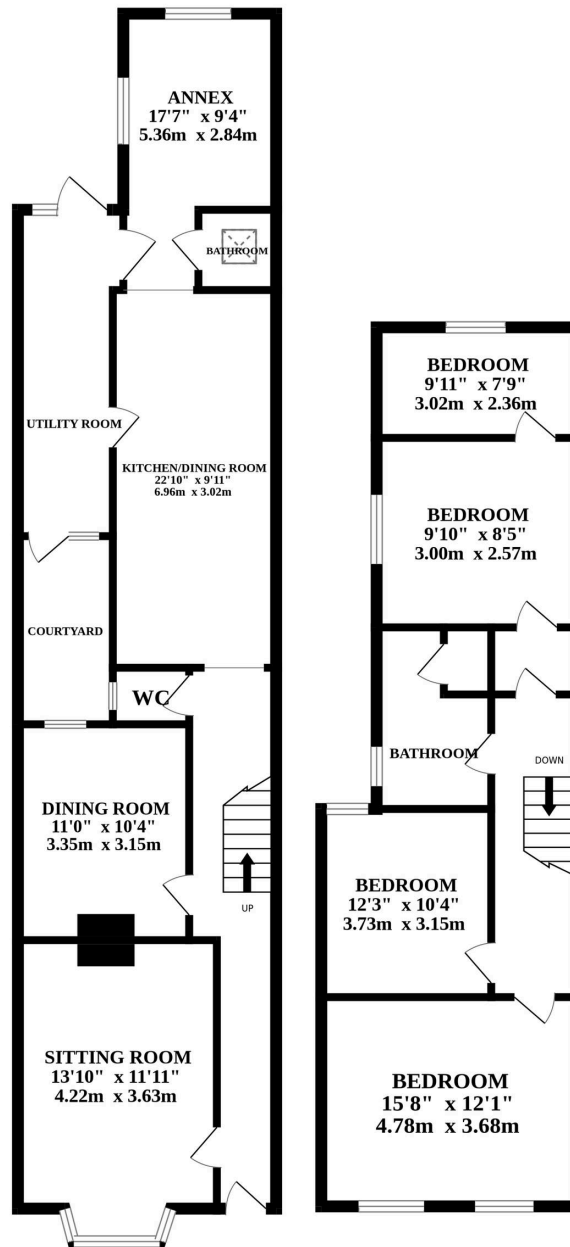
Gorleston, Great Yarmouth

- Mid-terrace residence
- Wonderful family home with spacious and versatile accommodation
- Well-presented throughout with bright and airy interior
- Comfortable sitting room with bay window
- Dining room to encourage family gatherings
- Open-plan kitchen/dining room - Functional utility room
- Versatile annex with a private bathroom
- Four bedrooms & a family bathroom
- Low maintenance garden with storage shed & on-road parking available
- In close proximity to all local amenities and natural surroundings



GROUND FLOOR

1ST 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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