

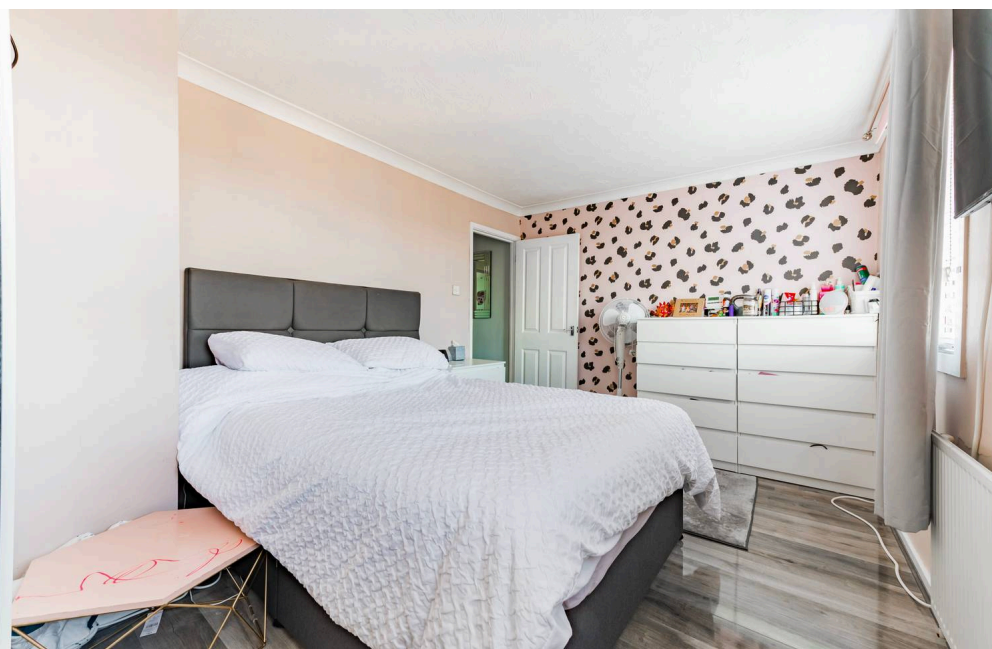
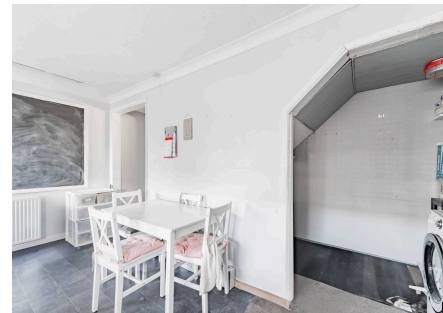
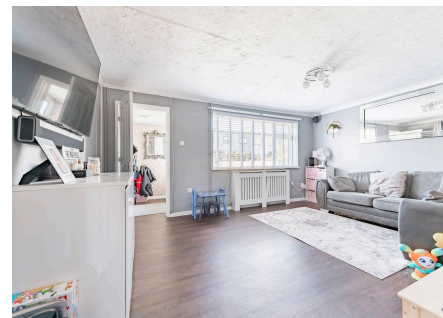
9 Berberis Green, Gorleston - NR31 8LQ

£180,000 Freehold

This mid-terrace home offers an opportunity for those seeking a comfortable and practical living space. The property features a spacious sitting room, an open kitchen/dining area, and three well-proportioned bedrooms, making it ideal for families or first-time buyers. The fully enclosed rear garden provides a low-maintenance outdoor space. With nearby parking and a welcoming atmosphere throughout, this home offers a great balance of comfort and convenience.

Location

Gorleston is a popular coastal town located on the eastern Norfolk coastline, offering a mix of natural beauty and modern amenities. The town is home to a wide, sandy beach, ideal for swimming, walking, and enjoying the seaside. Gorleston features a variety of local shops, cafes, and restaurants, catering to all daily needs. There are excellent transport links, with nearby bus and train services providing easy access to Great Yarmouth and other surrounding areas. The town also boasts several recreational facilities, including parks, sports clubs, and nearby golf courses. Gorleston benefits from a strong community spirit, with a range of events and activities throughout the year.

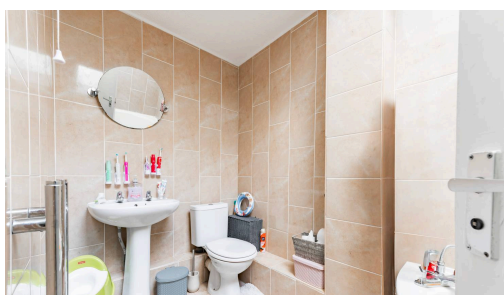


Agents notes

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

Heating- Gas combi boiler

Tax Council Band- A



Berberis Green, Gorleston

Upon entering through the separate porch entrance, you are greeted by a functional and welcoming space that sets the tone for the rest of the property. The spacious sitting room is bright and inviting, with natural light from the large front-facing window. It's an ideal space for relaxing or entertaining.

The open kitchen/dining room is thoughtfully designed for convenience and style. The kitchen has built-in cupboards and counter space, offering plenty of storage and preparation areas. The dining space is perfect for family meals or gatherings, making this area a hub for family life.

Upstairs, you'll find three well-proportioned bedrooms. The main bedroom is spacious enough to fit a double bed and additional furniture. The second bedroom also provides plenty of room for a double or twin setup. The third bedroom is ideal for a single bed or could serve as an office or nursery.

The family bathroom is well-maintained and features a modern suite, ensuring comfort and convenience for all household members. It includes a corner bath and is fitted with an overhead shower attachment, providing the flexibility of both a bath and a shower option.

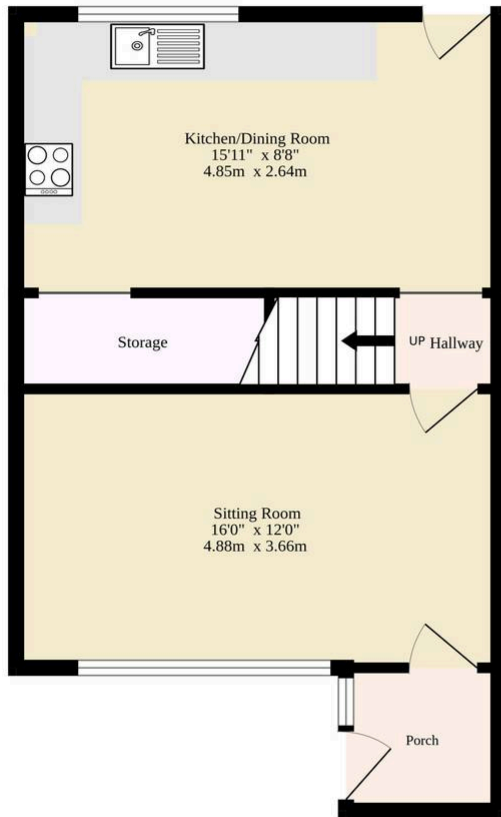
Stepping outside, the fully enclosed rear garden is designed for low maintenance. Timber fencing runs parallel on either side, providing privacy and security. The flagstone patio seating area extends from the immediate rear of the property to the boundary fences. With an external brick shed for added storage and artificial lawn space, the garden provides an ideal area for enjoying warm summer sunshine or a play area for the family to enjoy.

Parking is available nearby, making it easy for homeowners and visitors to park.

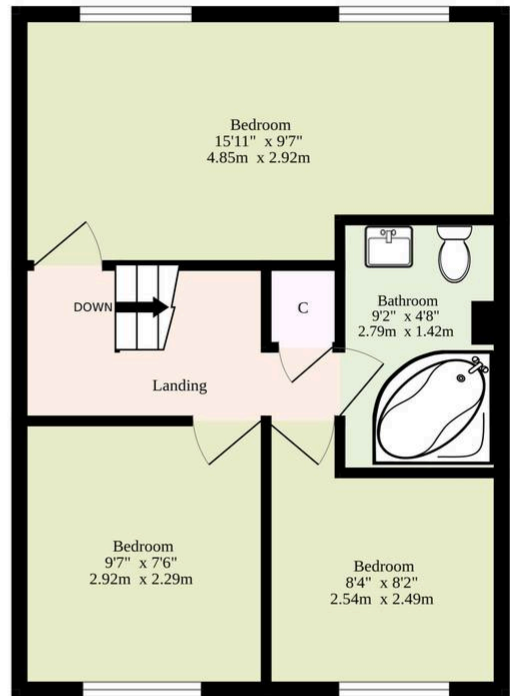
For added convenience, the property features double-glazed windows and radiator heating.



Ground Floor
378 sq.ft. (35.1 sq.m.) approx.



1st Floor
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 774 sq.ft. (71.9 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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