



## 1 Lynn Grove, Gorleston

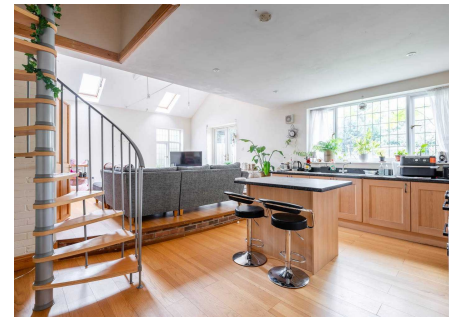
£575,000 Freehold

This five-bedroom property boasts significant living space and beautiful features throughout. Located in a seaside location, this stunning Victorian detached house is a perfect family home that is ideal for those seeking a spacious and characterful living environment. The sheer size of this residence is impressive, with a minimum of five bedrooms – and the potential for two more – and five reception rooms offering versatile living options.



## Location

Lynn Grove is nestled in a prime residential area in the coastal town of Gorleston-on-Sea. This property benefits from its proximity to local amenities, including highly regarded schools, making it an excellent choice for families. The vibrant Gorleston High Street, with its array of shops, cafes, and restaurants, is just a short drive away, offering convenience and a lively community atmosphere. For outdoor enthusiasts, the picturesque Gorleston Beach is nearby, perfect for seaside walks and leisure activities. With easy access to the A12, this location also provides excellent connectivity to the broader Norfolk area, including the historic city of Norwich, making it a well-rounded choice for those seeking both tranquillity and accessibility.



## Lynn Grove

Upon entering the property, the ground floor presents an entrance hall leading to various rooms such as a kitchen/breakfast room, dining room, living room, conservatory, garden room, and an office/studio space. The ground floor also includes a self-contained annexe with its own entrance, complete with a reception room, utility room, WC, and an open plan kitchen/lounge/diner.





Upstairs in the main house, there are four bedrooms, a bathroom, and a shower room. Bedroom four includes access to the attic/hobby room, providing extra space for hobbies or storage. The annexe upstairs consists of an open plan bedroom with an ensuite bathroom and a walk-in wardrobe.

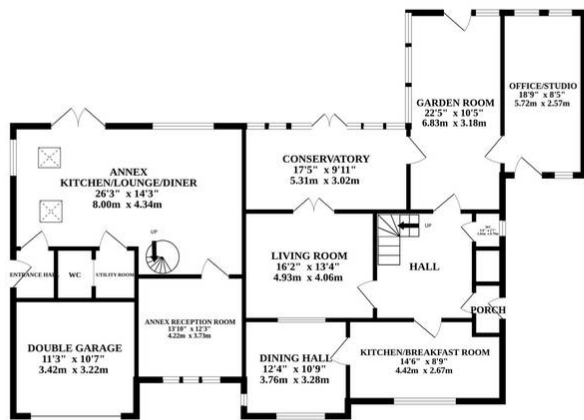
The property sits on a generously sized plot with a west-facing rear garden segmented into three sections, offering various possibilities for landscaping or recreation. Additionally, there is ample off-road parking available, including an in and out driveway. Throughout the property, there are original features retained, such as fireplaces, exposed wood flooring, and architraves, adding to the charm and character of this residence.

Situated in a sought-after seaside location, this property is close to amenities, making it convenient for every-day living. Furthermore, the home office/studio space provides a dedicated area for those who work from home or pursue creative endeavours. The inclusions of a self-contained annexe offer flexibility for multi-generational living or guest accommodation.

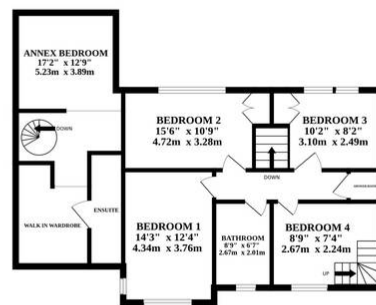
Viewing of this exceptional Victorian detached house is highly recommended to fully appreciate the grandeur, versatility, and unique features it presents. With its vast living space and charming details, this property offers a rare opportunity to own a distinguished family home in a desirable location.



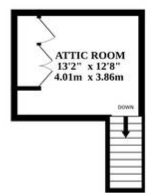
GROUND FLOOR



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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