

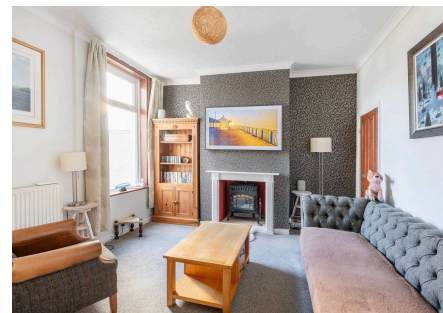
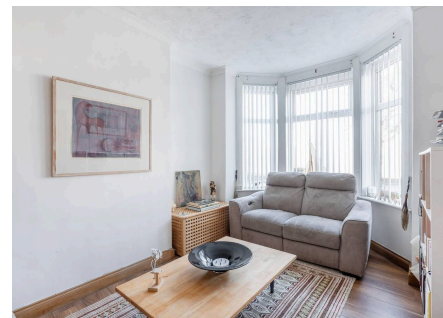
## 38 High Road, Gorleston - NR31 0PJ

£180,000 Freehold

Presenting this charming two-bedroom mid-terraced house with solar panels, located in a sought-after neighbourhood. With its spacious layout and private garden, it offers practical features, making it a great choice for anyone looking for a comfortable, energy-efficient home in a desirable location.

## Location

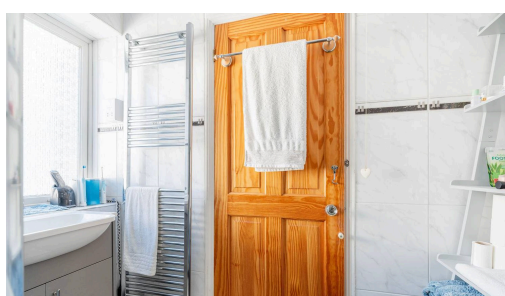
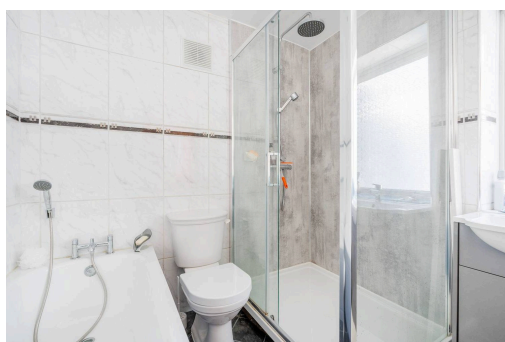
This area is known for its welcoming community; it's an ideal location for those seeking a peaceful and well-connected environment. The area is surrounded by local amenities such as shops, schools, and parks, ensuring that everything you need is within easy reach. Gorleston Beach is just a short distance away. The surrounding streets are lined with attractive homes and green spaces, making it a sought-after area for families and individuals alike. With easy access to nearby Great Yarmouth and regular bus services to Norwich, the area offers a perfect balance of local living and proximity to larger town attractions.



## Agents notes

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

Tax Council Band-B



## High Road, Gorleston-on-Sea

Upon entering through the entrance hall, you are greeted by a well-laid-out interior. The first room on your right is the lounge, a spacious area featuring bay windows that flood the room with natural light. Moving through the hall, you'll find the sitting room, a cosy space with a beautiful, low-maintenance gas stove and fireplace. A door from the sitting room leads to the kitchen/diner, creating a seamless flow between the living areas.

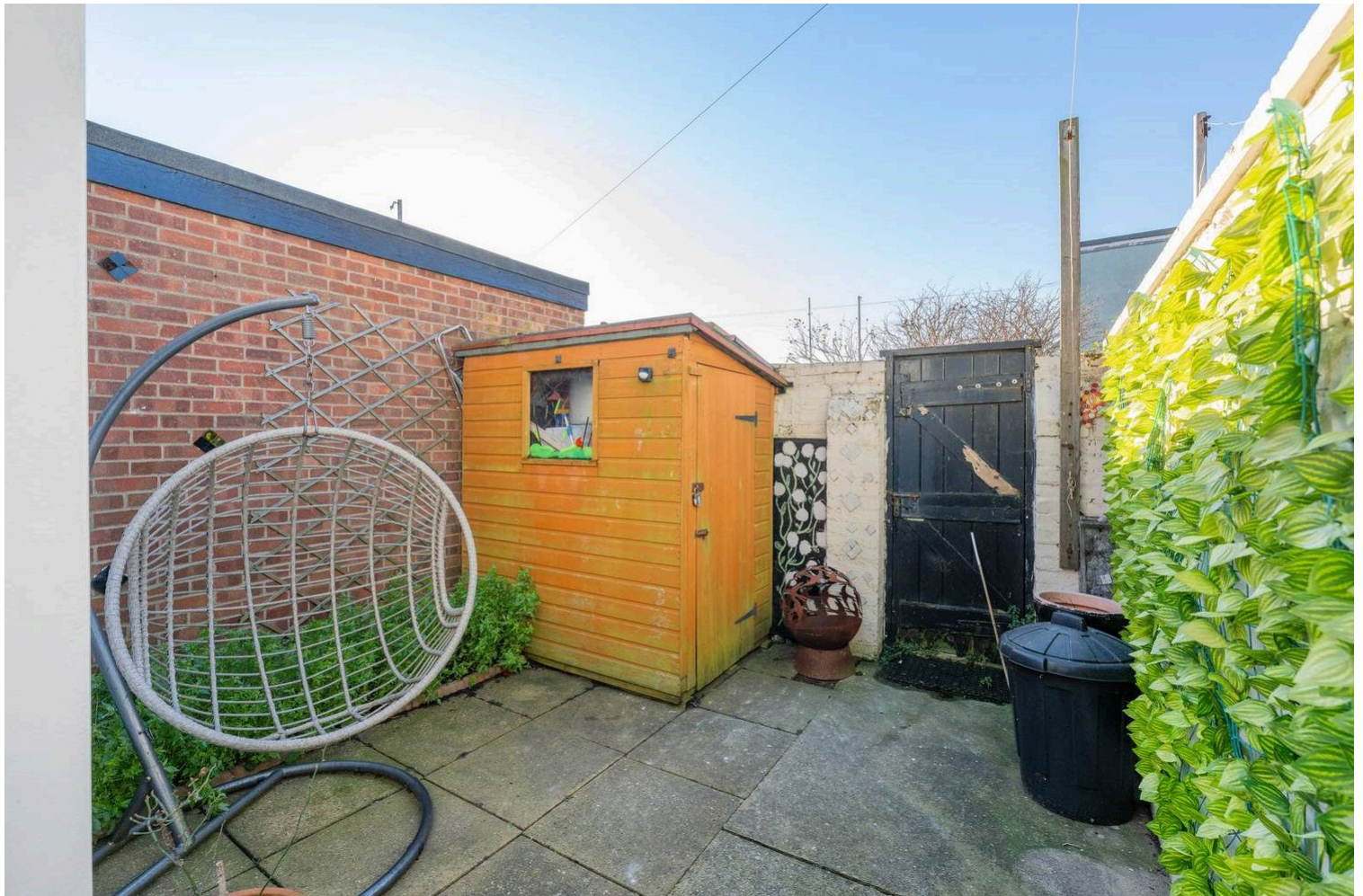
The kitchen/diner, located at the rear of the property, is a functional and inviting space. It is well-equipped with built-in cupboards and ample counter space, making it ideal for cooking and dining. French doors open from the kitchen directly into the rear garden, allowing easy access to outdoor living.

Upstairs, the first floor accommodates two spacious double bedrooms and a bathroom. The master bedroom, located at the front of the property, features a bay window that brings in plenty of natural light, along with a large double wardrobe with sliding doors. The second bedroom is also generously sized, offering comfort and flexibility.

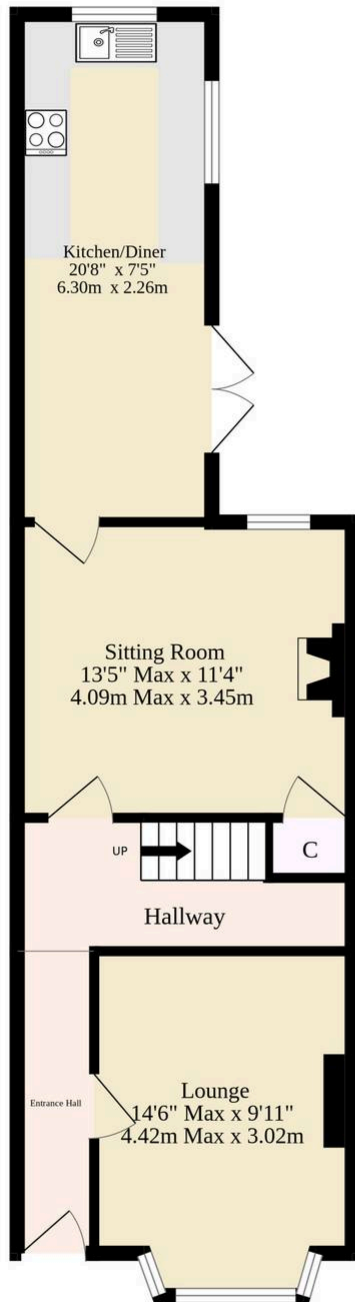
The recently re-modelled (2023) bathroom on this floor is fully equipped with both a bath with shower attachment and a large shower cubicle with a rain head and flexible hose head. It also features a new sink with a cupboard underneath, a large towel rail, and a shaver point. Additional cupboard space on this level offers practical storage solutions.

At the rear of the property, the enclosed Southerly aspect garden provides a private outdoor space, perfect for relaxation. A convenient storage shed adds practicality, ideal for storing tools and equipment.

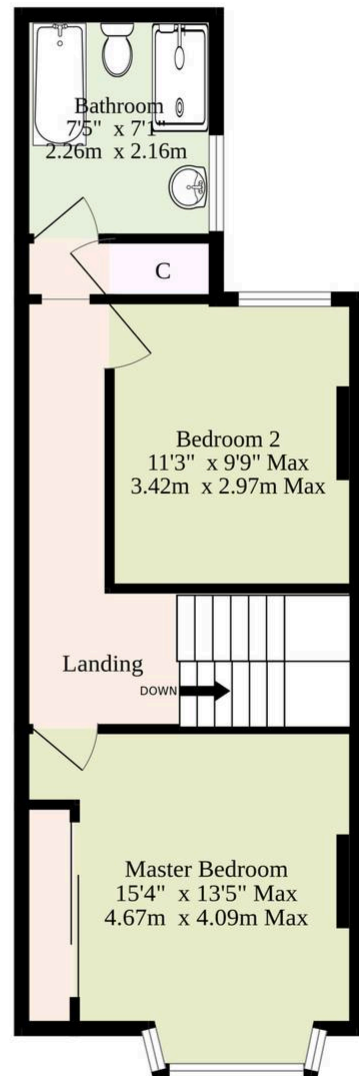
The property benefits from 6 solar panels fitted in August 2022, generating up to 2.4KWh.



Ground Floor  
480 sq.ft. (44.6 sq.m.) approx.



1st Floor  
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 935 sq.ft. (86.9 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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