



## 6 Brasenose Avenue, Gorleston

£220,000 Freehold

This semi-detached house, situated on a desirable corner plot in a sought-after area of Gorleston, offers both comfort and convenience. The home features a bright sitting room with a feature fireplace, an open-plan kitchen/diner with sliding doors leading to a spacious sun lounge, and a practical utility extension. Upstairs, you'll find three well-proportioned bedrooms, including a main bedroom with built-in wardrobes, and a newly refurbished wet room. With local amenities just a short distance away, this property is perfect for families or those seeking a peaceful yet accessible location.

## Location

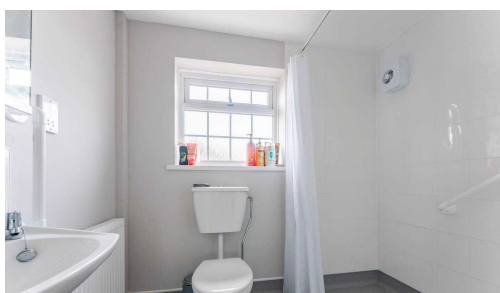
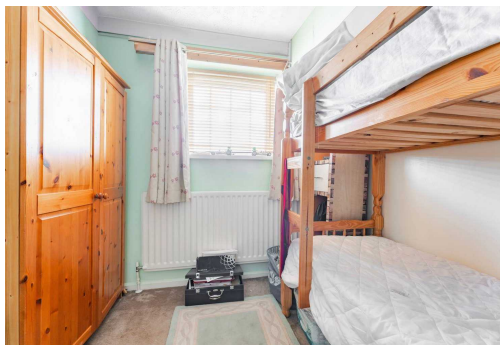
Brasenose Avenue, located in the coastal town of Gorleston-on-Sea, is a popular residential area known for its convenient access to local amenities. The avenue is situated within proximity to schools, making it ideal for families, and is just a short distance from Gorleston High Street, offering a range of shops, cafes, and services. The beautiful Gorleston beach, known for its sandy shores and scenic views, is also easily accessible from the area. Additionally, there are good transport links to Great Yarmouth and surrounding towns, making Brasenose Avenue a well-connected and desirable place to live.



## Agents Note

We understand that the property is being sold as a freehold. Connected to all mains such as water, electricity, drainage and gas.

Tax Council Band - B



## Brasenose Avenue, Gorleston

Upon entering this welcoming home, the entrance hall features wood laminate flooring and practical pull-out under-stairs storage. A cloakroom provides added convenience with a wash basin and fitted storage beneath, while an opaque window brings in natural light. The sitting room, with its fitted carpet and bowed window to the front, offers a comfortable space for relaxing. A feature fireplace adds a cosy touch, and the coved ceiling enhances the character of the room.

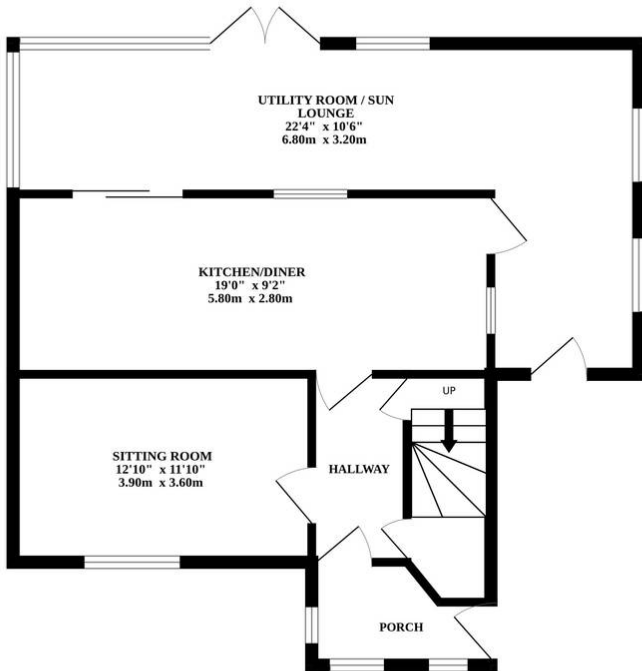
The kitchen/diner is open and spacious, with a range of white gloss storage units and a worktop. There is space for an electric cooker, dining furniture and sliding patio doors leading out to the sun lounge and utility extension, allowing for seamless indoor-outdoor living. The sun lounge, which doubles as a utility area, has double-glazed windows and French doors that open onto the rear garden. It provides ample space for storage and appliances, making it a versatile area for both entertaining and laundry needs.

Upstairs, the first-floor landing has a fitted carpet and provides access to the roof storage space. A wet room offers a modern touch, complete with an electric shower and storage cabinet. The main bedroom features fitted carpet, a full-length mirrored wardrobe, and a large window that overlooks the front. The second double bedroom includes built-in storage and looks out onto the rear garden. The third bedroom, also with fitted carpet, includes an over-stairs wardrobe and front-facing window.

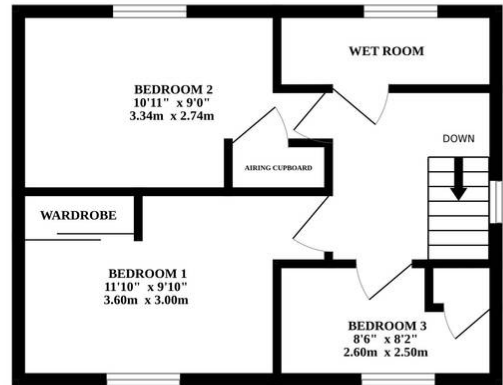
The rear garden is fully enclosed with a brick wall boundary and fencing, making it private and secure. It is covered with artificial lawns for low maintenance. The front garden is equally easy to maintain, featuring flower and shrub borders, an artificial lawn, and a stone shingle driveway that accommodates parking for multiple vehicles, leading up to a timber storage shed.



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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