



## 105 Burgh Road, Gorleston

£270,000 Freehold

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Tenure: Freehold

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### LOCATION

This home is in the popular 'up & coming' seaside town of Gorleston-on-Sea, known for its wide stretch of sandy beaches, this property benefits from being only a short stroll from the beach. With Great Yarmouth 2 miles north, Lowestoft 5 miles south and local amenities such as the James Paget University Hospital are nearby, a range of schools, various public houses, restaurants, retail outlets, doctors and dental practices and Norfolk's superb public transport network.

### BURGH ROAD, GORLESTON

Introducing this stunning 3 bedroom bungalow situated in the sought-after location of Gorleston, NR31. This property offers spacious and comfortable living, making it an ideal choice for individuals or families seeking a serene and convenient lifestyle.



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As you step inside, you are greeted with an abundance of natural light flowing through the entire property. The generous open-plan kitchen, dining, and living area is perfect for entertaining guests or creating cherished family moments. The well-appointed kitchen boasts modern appliances, ample storage space, and high-quality fixtures, making it a delight for any aspiring chef.

The property features three spacious double bedrooms, each offering a tranquil retreat after a long day. Whether you need a peaceful sanctuary or space for a home office, these rooms offer versatility to cater to all your needs.

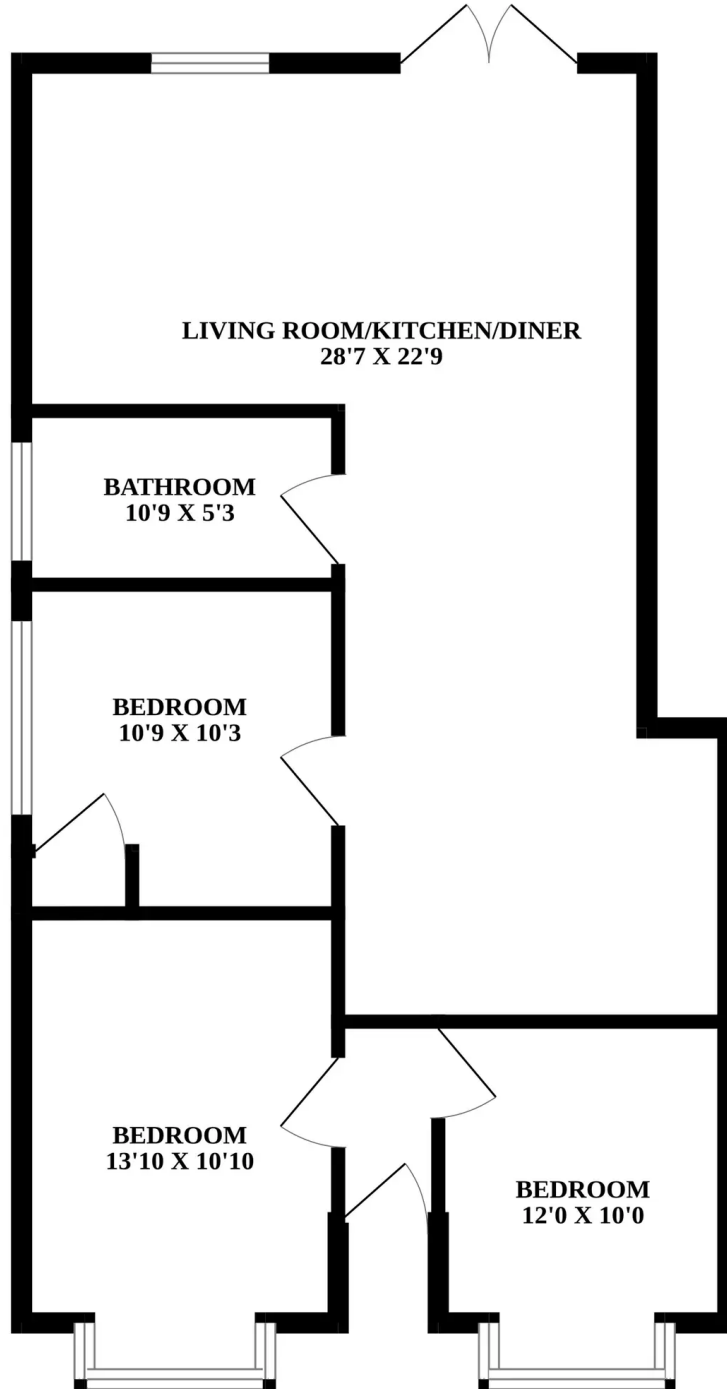
The outdoor area of this property is truly delightful, providing a serene space to relax and unwind. Whether you enjoy gardening, reading a book, or simply enjoying the outdoors, this well-maintained garden is a perfect oasis for all seasons.

Furthermore, this property offers ample parking space, with a convenient 20x10 garage fitted with electricity, providing secure storage for vehicles and additional belongings. This added benefit allows for hassle-free living and provides peace of mind.

Positioned in a sought-after location, this property boasts close proximity to local amenities, including shops, restaurants, schools, and recreation facilities. Everything you need for a comfortable and convenient lifestyle is within reach, making this property an ideal choice for those seeking a seamless blend of urban convenience and suburban tranquillity.



GROUND 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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