



## 1a Fredrick Road, Gorleston

£175,000 Freehold

Spacious 3-bed end of terrace in sought-after Gorleston, NR31. Bright reception rooms, well-appointed kitchen, large master bedroom, and versatile additional bedrooms. Family-sized bathroom. Generous rear garden. Desirable location. Ideal for families seeking comfort and convenience.

Council Tax band: B

Tenure: Freehold



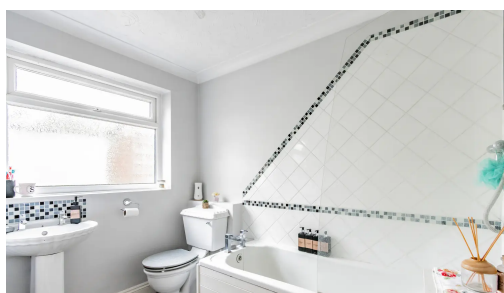
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### AGENTS NOTES

Minors & Brady understand this to be a freehold property with established connections to mains services.

Council Tax band: B

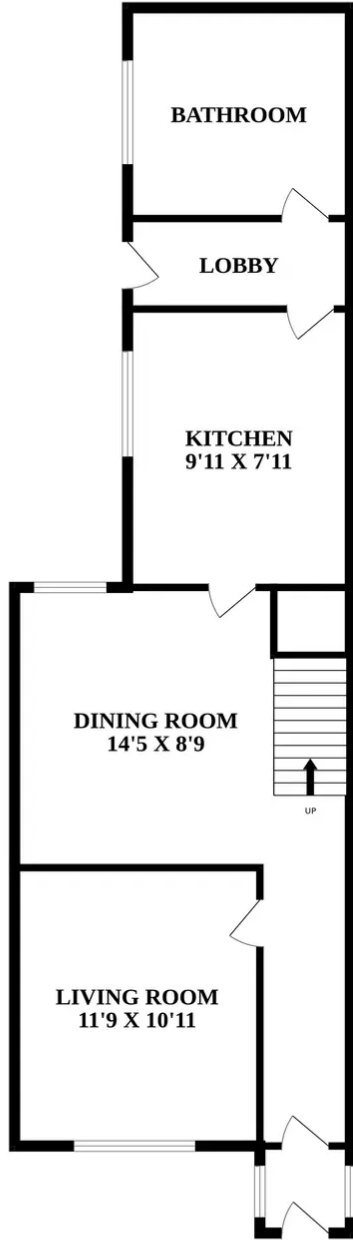


## LOCATION

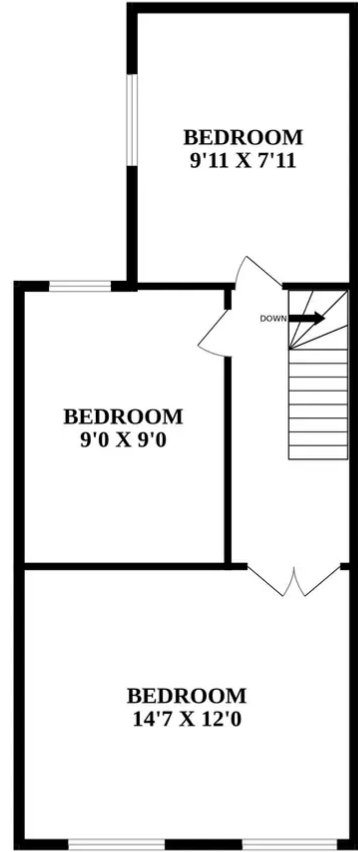
Fredrick Road in Gorleston, situated within the picturesque borough of Great Yarmouth on the east coast of England, exudes charm with its mix of traditional and modern residences. This peaceful street, adorned with well-kept sidewalks, embodies a strong sense of community. Residents enjoy the proximity to Gorleston Beach, where the soothing waves and refreshing sea breeze create a serene atmosphere. Local shops and cafes contribute to the friendly ambiance, making Fredrick Road an ideal location for those seeking a blend of coastal living and community vibrancy.



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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## FREDRICK ROAD, GORLESTON

Located in the sought-after area of Gorleston, NR31, this well-appointed three-bedroom end of terrace property offers spacious and comfortable living spaces ideal for growing families.

Upon entering the property, you are welcomed into a bright and spacious hallway, leading you into the first of two reception rooms. This inviting space benefits from ample natural light and is perfect for entertaining guests or relaxing with family.

The second reception room provides flexibility for use as a formal dining room, a study, or an additional living area. Featuring neutral decor and large windows, this room creates a warm and inviting ambience.

The well-appointed kitchen boasts modern fixtures and fittings, providing an excellent space for preparing meals and catering to the needs of a busy household. With plenty of storage options and ample counter space, this culinary haven effortlessly blends style and functionality.

Heading upstairs, you will find a large master bedroom filled with light with double doors entering into the bedroom. This tranquil haven is the perfect retreat after a long day, providing a peaceful space to unwind and relax.

Two additional bedrooms, all connected to the landing, offer comfortable and versatile living arrangements with plenty of space for storage. These bedrooms can be utilised as guest rooms, children's bedrooms, or even a home office, depending on your needs.

Completing the accommodation, the family-sized bathroom features a bath-tub, a separate shower enclosure, a WC, and a washbasin. Finished to a high standard, this bathroom offers both style and practicality.

Outside, the large rear garden is non bisected, providing a safe and secure area for children to play and families to enjoy outdoor activities. With the potential for creating a beautiful outdoor oasis, this generous space lends itself perfectly to summer barbeques, gardening enthusiasts, or simply enjoying the fresh air.

In summary, this three-bedroom end of terrace property, located in the sought-after area of Gorleston, NR31, combines desirability with practicality. With spacious living areas, a well-appointed kitchen, a large rear garden, and a sought-after location, this property is an ideal choice for families seeking both comfort and convenience.

