



## 18 Burnt Lane, Gorleston

£220,000 Freehold

Guide Price: £220,000-£240,000. Situated minutes from the sandy beaches of Gorleston, this spectacular semi-detached home offers a great space for a first time buyer or growing family. This property is ideal for those seeking a spacious and versatile living arrangement, providing three reception rooms, bathroom, three bedrooms, WC and fully enclosed garden.

Council Tax band: B

Tenure: Freehold



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### Location

Gorleston, a coastal town in Norfolk, England, is renowned for its sandy beaches and historic charm. It is situated at the mouth of the River Yare and offers stunning views of the North Sea and the surrounding coastline. Gorleston boasts a rich maritime heritage, with its bustling harbours and traditional fishing boats dotting the shoreline. The town features a mix of Victorian and Edwardian architecture, adding to its distinctive character. Visitors can enjoy leisurely walks along the promenade, explore the vibrant town centre with its shops and cafes, or relax on the award-winning beach. With its scenic beauty and seaside attractions, Gorleston is a

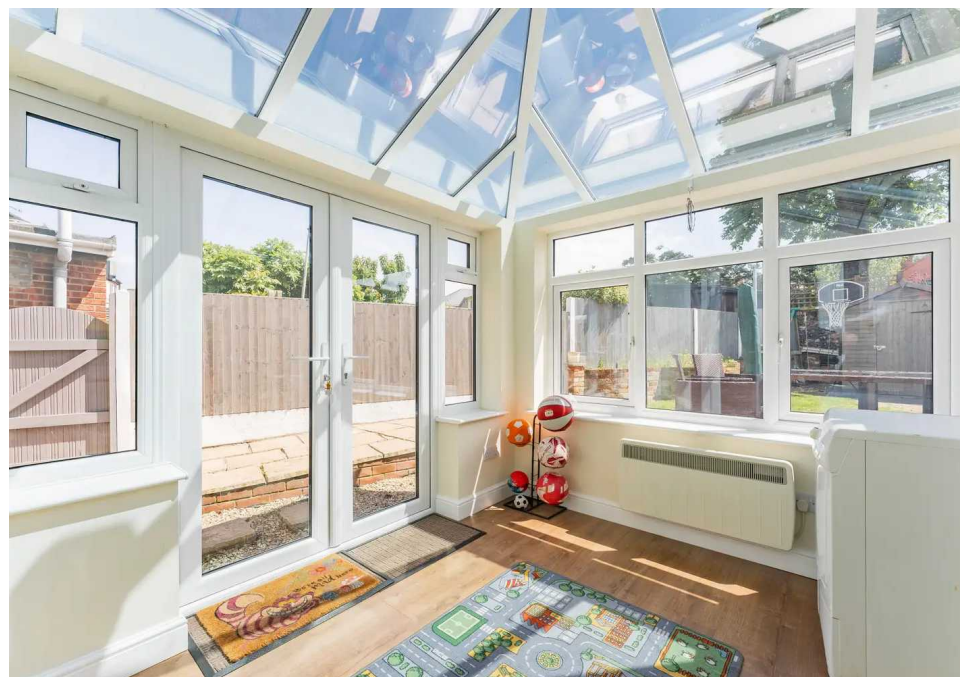


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### Burnt Lane

Upon entering, you are greeted by a bright hallway, which leads to two of the three reception rooms. These rooms provide ample space for dining, work, and entertaining. The thoughtfully designed kitchen offers a sizeable area with stylish neutral cabinetry that complements the home's modern aesthetic. The property comprises three well-appointed bedrooms with plenty of space, all sharing a modern bathroom and a convenient downstairs WC.

Off-road parking is available at the front of the property. The fully enclosed, sunny garden provides a private space to relax and host family and friends. If the coast is more of an appeal to you, then you're not far from the sandy beaches and entertainment of Gorleston seafront, a fantastic stretch of Victorian seafront steeped in history.

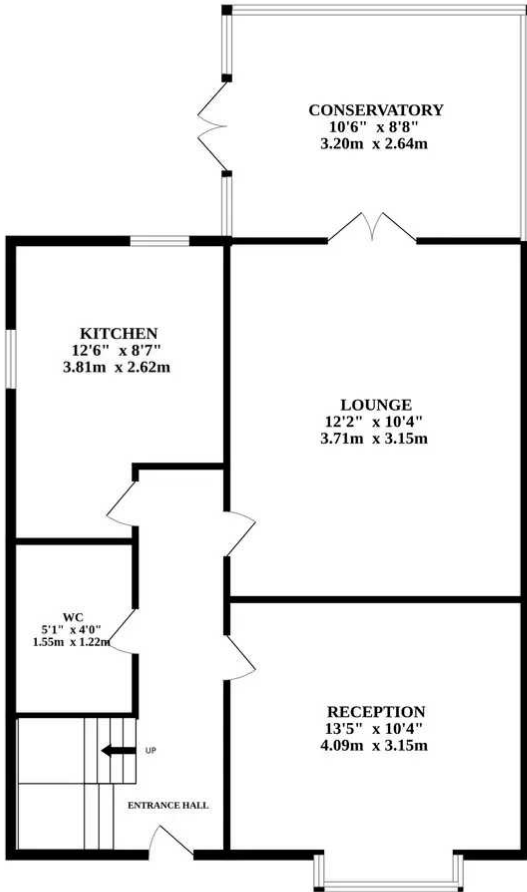
### Agents Note

**We understand the property will be sold freehold, connected to all mains services with gas central heating via a combi boiler.**

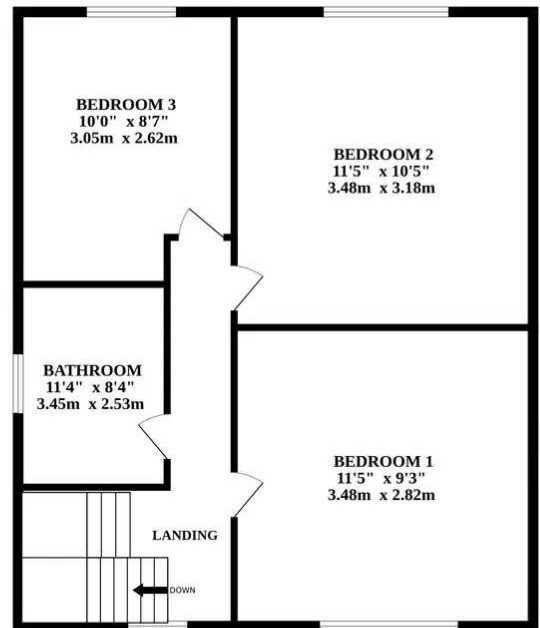
**The shared pathway to the rear of the property has a locked gate. Only two other neighbouring properties have the keys/access to this.**



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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