

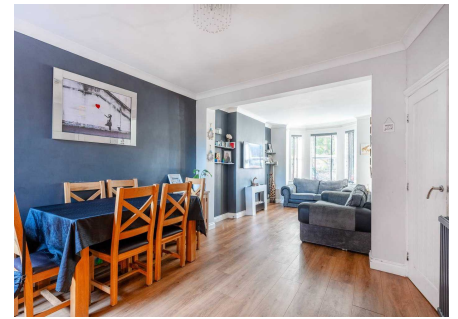
4 Lovewell Road, Gorleston

£220,000 Freehold

This immaculately presented three-bedroom end-of-terrace house, situated in a sought-after location, offers a prime opportunity for those seeking an ideal family home. With a modern flair and spacious layout, this property is sure to impress even the most discerning buyer. Whether you seek a peaceful retreat or a welcoming space to entertain, this residence is a true gem awaiting its next proud owner.

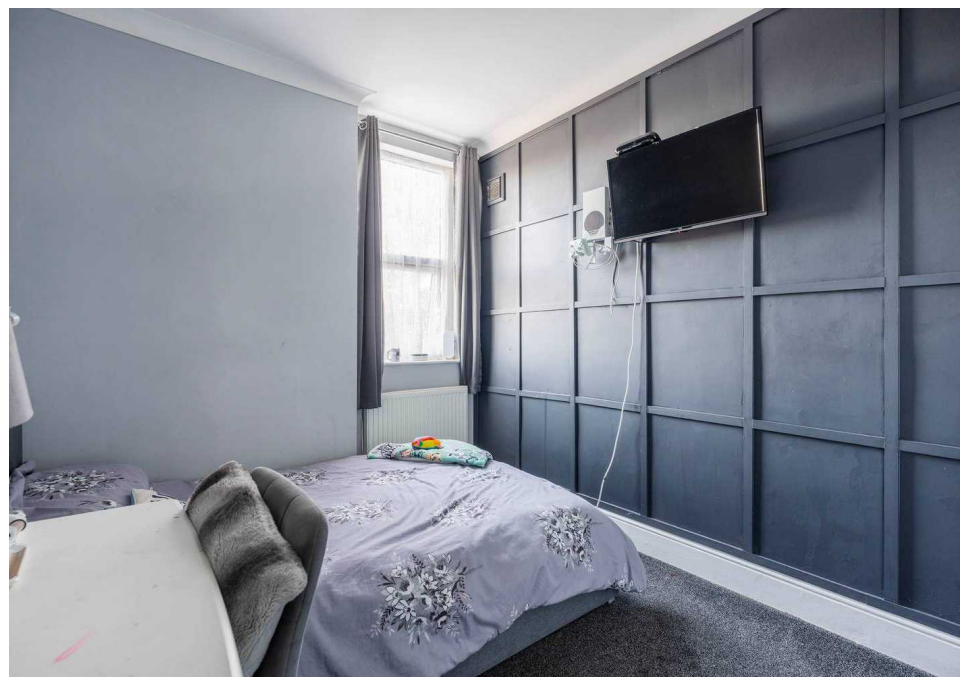
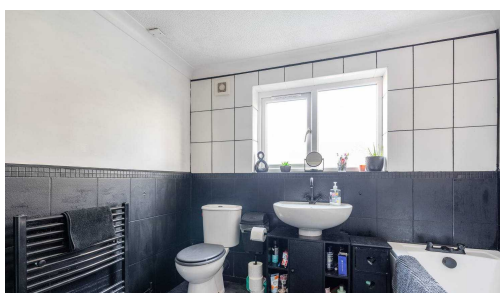
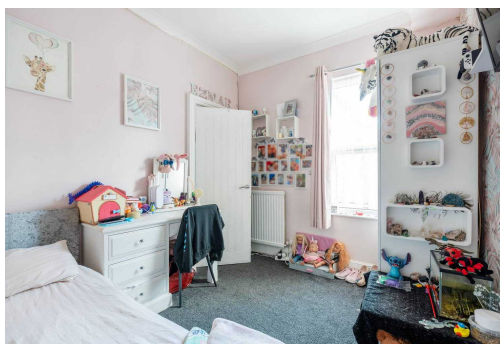
Location

Lovewell Road, located in the coastal town of Gorleston, offers a desirable setting just minutes away from the beautiful Gorleston Beach. This vibrant area boasts a mix of traditional charm and modern conveniences, with nearby amenities including popular cafés, shops, and restaurants. For families, the property is close to well-regarded schools and parks, while those who commute will appreciate easy access to transport links connecting to Great Yarmouth and Norwich. With the River Yare and scenic seaside just a short walk away, this address offers a perfect blend of coastal living and town convenience.



Lovewell Road

Upon entering, you are greeted by a welcoming hallway that seamlessly flows into the well-sized open-plan lounge/diner, a versatile space flooded with natural light from the bay-fronted windows. Featuring ample room for a family-size dining table and chairs, this area is perfect for hosting gatherings or unwinding after a long day.



The modern fitted kitchen boasts a range of quality units, extended timber effect work surfaces, and integrated Bosch appliances, including a double electric oven and microwave, ensuring both style and functionality. The adjacent rear hall provides access to the family bathroom, elegantly designed with a contemporary white suite, comprising a panel bath, pedestal sink, low-level W.C., and a separate fully tiled shower cubicle.

Ascending to the upper level, you will find three well-appointed bedrooms, offering comfortable accommodation for the whole family. Each room exudes a welcoming ambience, with plenty of space to personalise and make your own.

Step outside to the rear garden, a generous outdoor space perfect for recreation and relaxation. Laid with artificial turf and featuring a raised decked seating area, this garden provides a private sanctuary for outdoor enjoyment. The modern fencing ensures both security and privacy, while practical additions like the timber and felt garden shed and low-level storage unit offer convenient storage solutions.

Agents Notes

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

Tax Council Band - B

Council Tax band: B

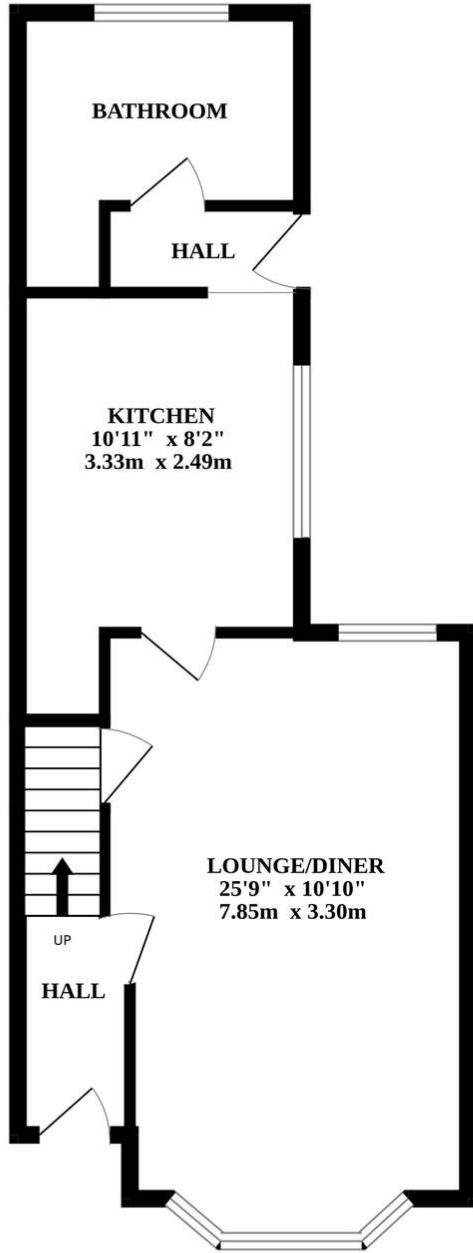
Tenure: Freehold

EPC Energy Efficiency Rating: E

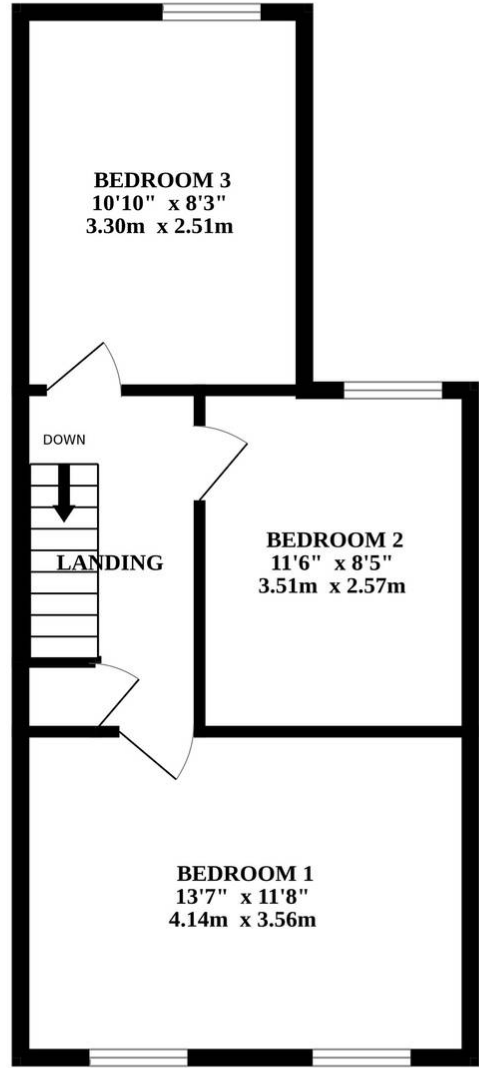
EPC Environmental Impact Rating: E



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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