



15 Burnt Lane, Gorleston

£180,000 - £190,000 Freehold

Introducing a truly enticing opportunity to acquire a well-presented two-bedroom terraced house, perfectly suited for first-time buyers and small families alike. Situated in a convenient location close to local amenities and well-regarded schools, this property offers a harmonious blend of contemporary living spaces and appealing features.

Location

Burnt Lane, located in the heart of Gorleston is perfectly situated to take advantage of the town's vibrant amenities and coastal charm. Gorleston's award-winning sandy beach is just a short distance away, offering a picturesque setting for seaside strolls, family days out, and water activities. The property is conveniently close to local shops, cafes, and restaurants, as well as excellent schools and healthcare facilities. For commuters, the location provides easy access to major road links connecting to Great Yarmouth and Norwich. Burnt Lane is also surrounded by a rich history, scenic parks, and the iconic Gorleston Pavilion Theatre, making this an ideal spot for anyone seeking a blend of convenience, community, and coastal living.



Burnt Lane

Upon entry, you are greeted by a welcoming lounge boasting ample space and a cosy electric fireplace - an ideal setting to unwind or entertain guests. The lounge seamlessly transitions into the thoughtfully designed kitchen, equipped with a modern range of wall and base-mounted storage units, complemented by sleek roll-top work surfaces and a composite sink with mixer taps.



A door leads to the stairs, ascending to reveal a landing and an understairs cupboard. Continuing on, the property unveils a utility room/breakfast room furnished with a breakfast bar, plumbing for a washing machine, space for a fridge/freezer, and a sky-light window, inviting abundant natural light into the space.

Further enhancing the appeal of this home is the newly refurbished four-piece family bathroom. Showcasing a contemporary white suite with a hand basin and low-level WC set in a vanity unit, a corner bath with shower attachment, and a spacious shower enclosure with a wall-mounted Mira shower, offering both style and functionality.

Ascending to the upper level, you will find two generously proportioned bedrooms, with the main bedroom boasting two built-in wardrobes, providing ample storage solutions for the residents.

Outside, the property offers a delightful rear garden complete with a lush lawn, bordered by an array of bushes, shrubs, and plants, as well as a charming patio area - the perfect spot for alfresco dining or relaxation. Additionally, a timber shed adds valuable storage space or an opportunity for a home workspace.

The benefits of this property extend further with a newly replaced roof, and off-road parking available to the front. This residence encapsulates modern living in a sought-after location, presenting a unique opportunity not to be missed.

Agents Notes

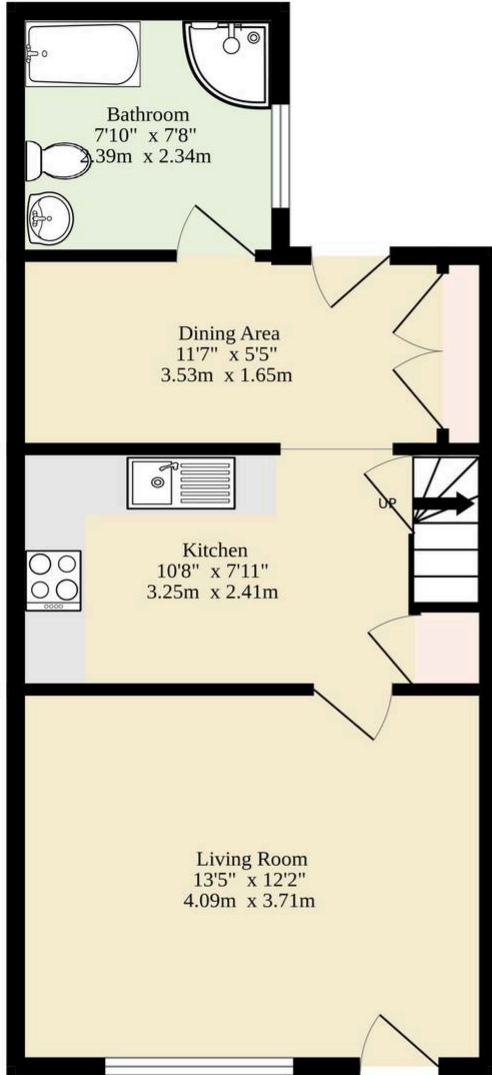
We understand this property will be sold freehold, connected to all main services.

Council Tax band: A

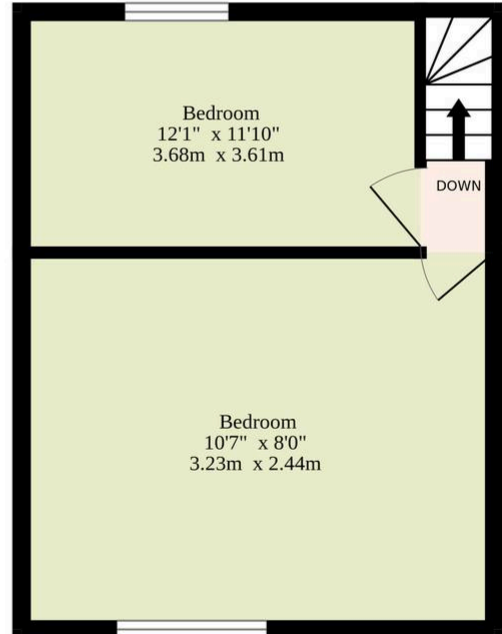
Tenure: Freehold



Ground Floor
361 sq.ft. (33.5 sq.m.) approx.



1st Floor
219 sq.ft. (20.3 sq.m.) approx.



TOTAL FLOOR AREA : 581sq.ft. (54.0 sq.m.) approx.

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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