



## 23 Hawthorn Road, Gorleston

**£180,000 Freehold**

Set in a desirable residential area, this charming 3-bedroom end-terrace house is perfect for those seeking a comfortable and convenient home. The property has been well-maintained and thoughtfully upgraded, featuring a newly renovated kitchen, a spacious double-aspect lounge, and a modern family bathroom. With a larger-than-average garden and off-road parking, this home provides both comfort and convenience. Its prime location close to local amenities, transport links, and the beach further enhances the appeal, making it an ideal choice for modern living.

Council Tax band: A

Tenure: Freehold

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## Location

Hawthorn Road is situated in the sought-after Gorleston area, offering a peaceful setting while remaining close to local amenities such as shops, schools, and parks. With the beach and seafront just a short distance away, residents can enjoy outdoor leisure and scenic views. The area also benefits from excellent transport links, providing easy access to the town centre and surrounding areas, making it a convenient location for both work and relaxation.

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Upon entering the property through the porch, you're greeted by a spacious hallway with tiled flooring, providing access to a convenient WC. Moving through, the lounge draws you in with its double aspect, allowing natural light to fill the room. Large windows and sliding doors open to the beautifully landscaped south-facing garden, perfect for al fresco dining or simply relaxing.

The newly renovated kitchen features built-in cupboards, ample counter space, and a door leading directly to the garden. Upstairs, three generously sized bedrooms provide cosy retreats for rest. The modern family bathroom includes a bath, ideal for unwinding after a long day.

Additional highlights include double glazing throughout, a new boiler installed in 2018, and radiator heating throughout.

Outside, the property boasts a larger-than-average garden, offering a peaceful setting for outdoor enjoyment. The enclosed rear garden also features a storage shed and a separate gate entrance for added convenience.

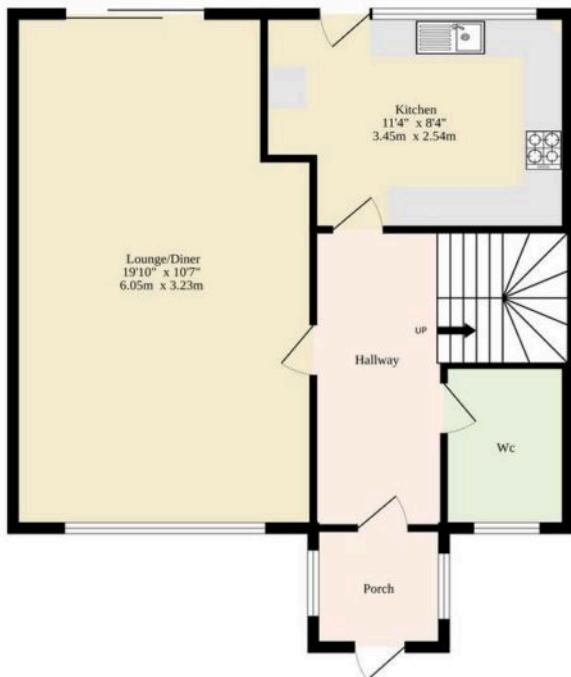
Off-road parking is provided by the driveway, with the potential for a second space, ensuring ease for both residents and guests.

## Agents notes

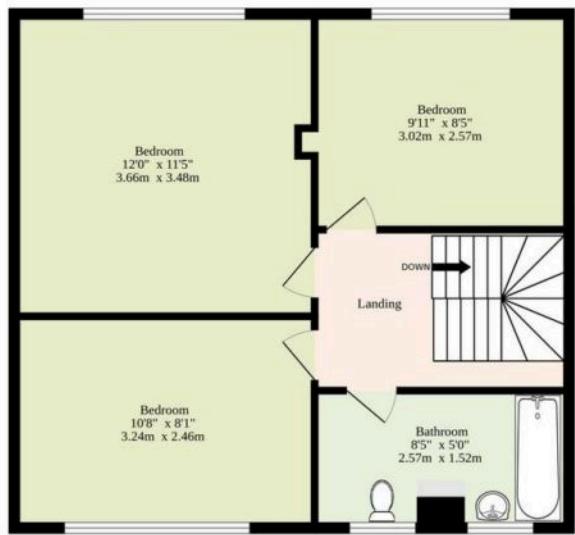
We understand the property will be sold freehold, connected to mains services water, gas, electricity and drainage.



**Ground Floor**  
502 sq.ft. (46.6 sq.m.) approx.



**1st Floor**  
423 sq.ft. (39.3 sq.m.) approx.



**TOTAL FLOOR AREA : 925 sq.ft. (85.9 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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