



Sea Breeze
10 Yallop Avenue | Gorleston | Norfolk | NR31 6HA

FINE & COUNTRY

EVERY ADVANTAGE



“By the golden sands of Gorleston, on a quiet road just off Marine Parade, this spacious family home offers all the advantages of life by the beach without the downsides. Here you have space, privacy and parking but you’re just a short stroll from the seaside, with the golf course, hospital, schools, shops and more on the doorstep.”



KEY FEATURES

- A Spacious Detached Family Home, just a Few Moments Walk to Gorleston Beach
- Within Close Proximity to Gorleston Golf Club
- Four Bedrooms; Family Bath/Shower Room
- Kitchen/Breakfast Room with Separate Utility and WC
- Open Plan Sitting/Dining Room and a Play Room/Study
- Attractive Rear Garden, Great for Entertaining
- Driveway with Double Garage
- The Accommodation extends to 2,004sq.ft
- Energy Rating: C

This lovely family home offers an ideal balance of life in a bustling seaside town with peace and privacy. You have off-road parking, plenty of space in the house itself, planning permission to extend if desired, plus a really good size garden, all perfectly placed in a superb setting.

Putting Down Roots

A happy home to the owners for over 20 years, this is a property with much to recommend it. While the location is a massive draw (and more on that later...), the house itself has a lot to offer. It had been well cared for when the owners came here, looking for a place to raise their family, and during their time here they have continued to update and improve the home. It's a well-proportioned property and filled with light, so it's a lovely place in which to spend time.

Space And Potential

You enter through a hallway leading into a central reception hall. To one side is a useful study, music room or playroom, while straight ahead you have the bright, contemporary kitchen, complete with breakfast bar where people can congregate. The kitchen leads to the utility room which has access to the decked terrace. To the other side of the property is a fabulous dual aspect reception room. A contemporary fire keeps it cosy when it's cold outside, while the bay window to the front and French doors to the rear allow the light to pour in. The owners have been granted planning permission to add a large single-storey extension on the back of this room, creating a lovely family room leading to a large garden patio. Currently there's a good size decked area to the rear of the property - perfect for al fresco dining and family barbecues. Upstairs, you'll find four good size bedrooms and a large bathroom that has both bath and separate shower.





KEY FEATURES

Sunny Garden

The rear garden is completely enclosed, so it's great for little ones. It also gets plenty of sun. You have a double garage to one side of the house and parking for several cars on the drive – a real benefit in this popular area. Head out of the house and you can see the sea from the road, with Marine Parade just around the corner.

A Lovely Location

You're so close to the beach and you can enjoy all that this attractive seaside resort has to offer, including the promenade, golden sandy beach, putting green, playground and more. The golf course is also close by. If you work in the hospital, you'll have a lovely short commute as it's just a few minutes away. Children can walk to school from here or go and call for friends. If you're looking to head up to Great Yarmouth, down to Lowestoft or out of the area, the A47 is close by, making travel a breeze.





















INFORMATION



On The Doorstep

Gorleston is a seaside resort and tourist destination on the coast of East Anglia in the county of Norfolk. Its' main attraction is its stunning sandy beach. The main shopping area is on the High Street and there are many restaurants, bars, cafes and amenities close by. There are several local schools, from Primary stage through to sixth form college. Gorleston also has its own football club. The Golf Club is the most easterly club in Great Britain. Nearby Great Yarmouth has a Race Course and Sea Life Centre along with Venetian Gardens and Boating Lake.

How Far Is It To?

James Paget Hospital is less than a mile away. The nearest railway station is 6 miles away and has links to the cathedral city of Norwich with its wealth of cultural and leisure facilities, shops and restaurants. Norwich also benefits from train links to London Liverpool Street as well as an International Airport with flights to multiple destinations.

Directions - Please Scan QR Code Below

Leave Beccles on the A146 towards Norwich. At the Gillingham roundabout, take the third exit on to the Haddiscoe Road/A143. Follow A143 through Fritton. When you reach the next roundabout to Bradwell. At the roundabout, take the third exit and continue along Beaufort Way through four roundabouts. At the next roundabout continue to Links Road. When you reach the bend at the end of the road follow the road around to the left which will take you on to Yallop Avenue. Follow the road for a few moments and the property will be on your left.

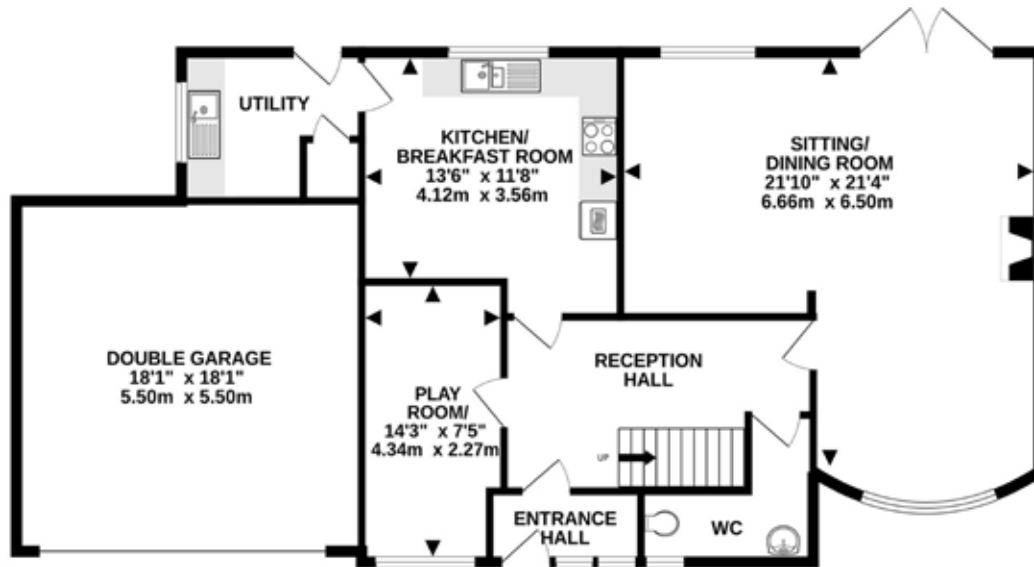
What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... motored.folk.butlers

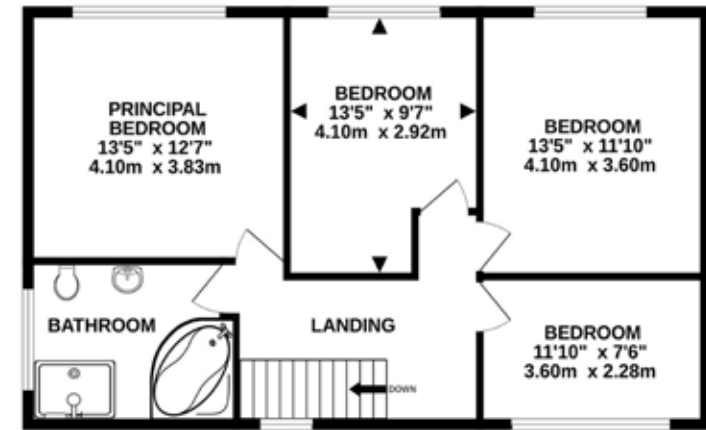
Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage
Ultra Fast Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
Great Yarmouth Borough Council; Council Tax Band E
Freehold





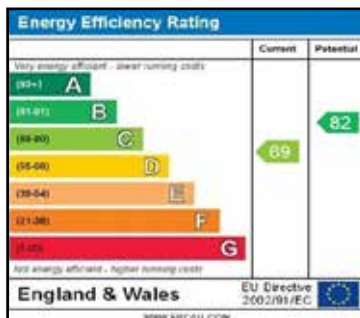
GROUND FLOOR
1263 sq.ft. (117.3 sq.m.) approx.



1ST FLOOR
741 sq.ft. (68.9 sq.m.) approx.

TOTAL FLOOR AREA : 2004 sq.ft. (186.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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