

## 64 Crab Lane, Gorleston

£200,000 Freehold

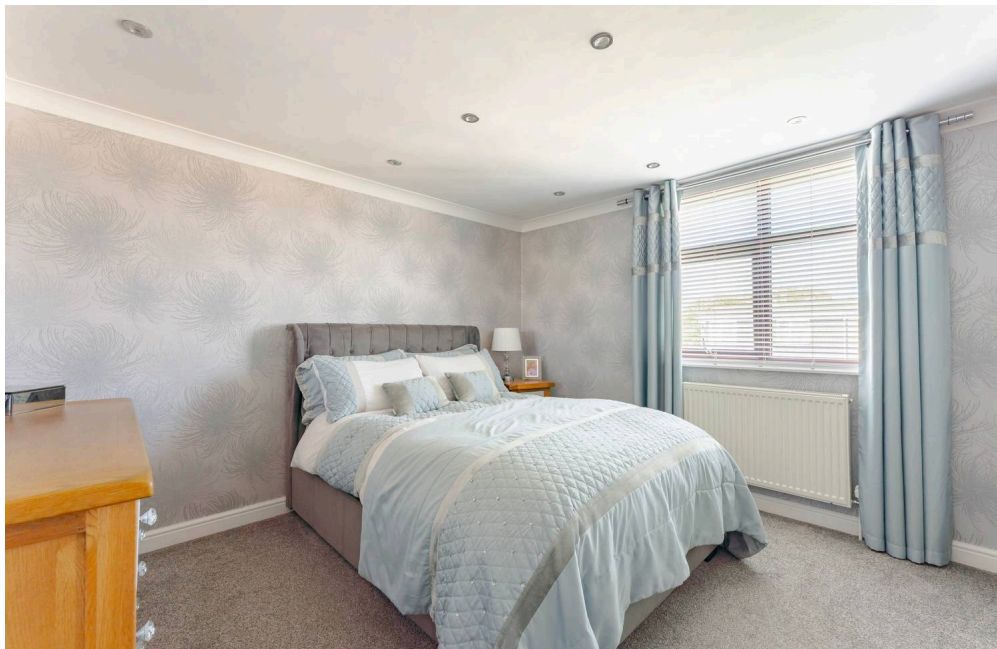
Offering stylish living in a superbly convenient setting, this well-proportioned three-bedroom mid-terrace home is perfectly suited to modern family life or those stepping onto the property ladder.

Inside, the home impresses with a spacious open-plan lounge and dining area, a contemporary kitchen with direct garden access, and a separate utility room for added practicality, while outside, the generous rear garden creates a peaceful space to relax or entertain. With local amenities, schools, and the coastline close by, this is a home that combines comfort, style, and location.



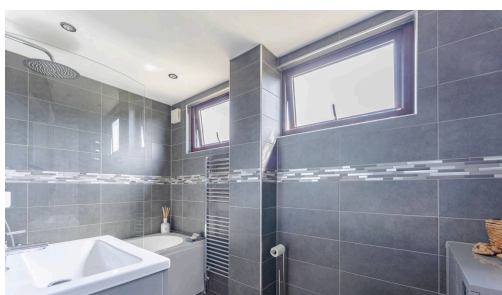
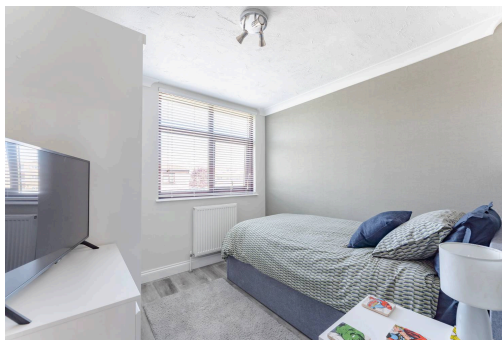
## Location

Crab Lane is positioned in a popular residential part of Gorleston, offering convenient access to everyday essentials and the scenic coastline. Just a short distance away, you'll find Gorleston High Street, which provides a range of independent shops, cafes, supermarkets, and amenities. Gorleston Beach, known for its expansive sandy shoreline and traditional promenade, is also easily reachable, offering a great escape for leisure and coastal walks. The area benefits from well-regarded local schools, reliable public transport links, and proximity to the James Paget University Hospital, making it a practical location for families, professionals, and retirees alike.



## Crab Lane

Upon entering the property, you are greeted by a welcoming hallway leading to a convenient utility room equipped with ample counter space and plumbing for a washing machine and dishwasher. The heart of this home resides in the expansive 20ft open-plan living/dining room, boasting an abundance of natural light cascading through the front-facing window and French doors leading out to the rear garden.





The modern kitchen is adjacent, featuring integrated appliances that are included in the sale, and a door providing seamless access to the outdoor space. The ground floor is adorned with oak flooring throughout, adding a touch of elegance to the living spaces.

Ascending to the first floor, you will find three well-appointed bedrooms and a contemporary family bathroom. The rear garden, impeccably maintained and predominantly laid to lawn with a patio area for outdoor furniture, offers a private area for relaxation and entertaining, complemented by an outer shed with electricity supply.

Its convenient location provides easy access to local schools, shops, and the splendid Gorleston beach, ensuring a lifestyle of comfort and convenience for the lucky new owners.

#### Agents Notes

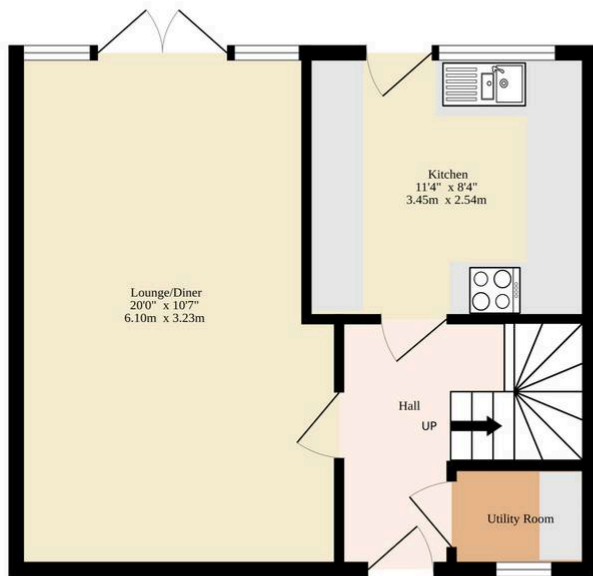
We understand this property will be sold freehold, connected to all main services.

Council Tax band: A

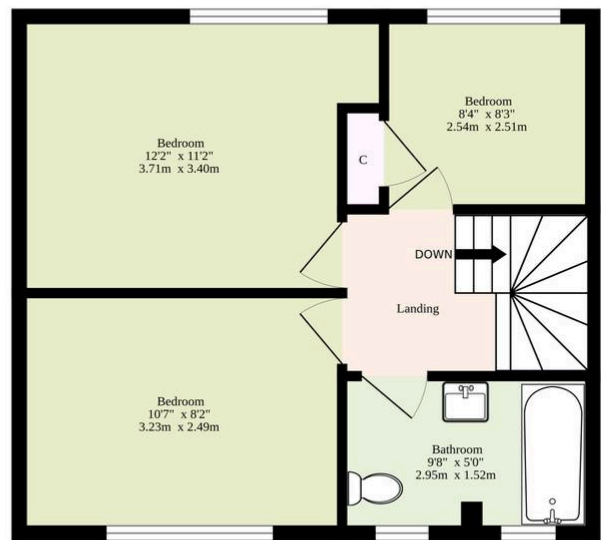
Tenure: Freehold



**Ground Floor**  
386 sq.ft. (35.9 sq.m.) approx.



**1st Floor**  
399 sq.ft. (37.1 sq.m.) approx.



**TOTAL FLOOR AREA : 785 sq.ft. (72.9 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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