

19 Cross Road, Gorleston - NR31 6LH

£280,000 Freehold

Set in a central position within the sought-after coastal town of Gorleston, this Edwardian bungalow offers charm, space, and exciting potential throughout. Just moments from the lively High Street with its cafés, shops, and local services, the home features two double bedrooms, a bright bay-fronted lounge with fireplace (also suitable as a third bedroom), and a spacious dining room with fireplace and plenty of natural light. The kitchen/breakfast room includes a pantry, space for dining, and a door to the utility area, which leads directly into the garage. Additional highlights include high ceilings, a 23-foot attic with further potential, a cellar, and a wraparound garden with driveway and garage providing off-road parking. Offered with no onward chain, viewing is essential to appreciate the full potential and possibilities this home offers.

Location

Situated in the ever-popular coastal town of Gorleston, Cross Road offers a well-connected setting just moments from the town's vibrant High Street and a short walk to the seafront. The area benefits from a strong sense of community and a range of local amenities including supermarkets, schools, cafés, and independent shops. Gorleston beach, with its wide stretch of golden sand and scenic promenade, is close by and ideal for walks, picnics, or family outings. Excellent public transport links and access to the A47 make this location convenient for commuters, while the nearby James Paget University Hospital and a range of leisure facilities add to its appeal.

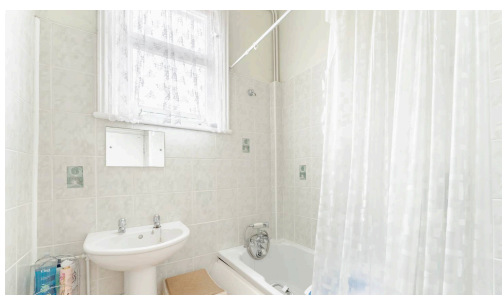
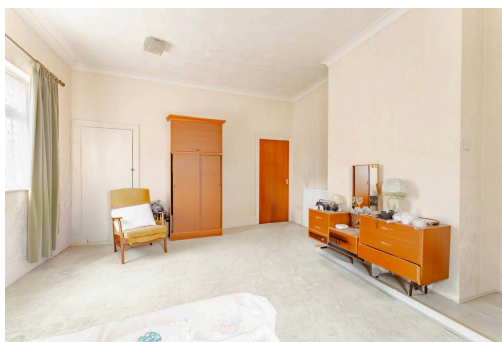


Agents notes

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

Heating system- Gas Central Heating

Council Tax Band- C



Cross Road, Gorleston

Step into the entrance hall of this characterful Edwardian bungalow and you're immediately welcomed by the sense of scale and potential this home offers. Moving through to the lounge, you'll find a generous, light-filled space enhanced by a wide bay window that draws in natural light throughout the day. A central fireplace provides a natural focal point, while the soft carpet underfoot adds comfort. With its size and layout, this room also offers excellent potential to be used as a third bedroom, making it a highly flexible living area.

From here, continue into the spacious dining room, a second well-proportioned reception space that also features its own fireplace and built-in storage. The carpeted floor and abundance of natural light make it ideal for hosting dinners, relaxing with family, or setting up a work-from-home space.

The kitchen/breakfast room sits toward the rear of the property and offers a practical layout with fitted base and wall units, partially tiled walls, and room for a breakfast table. A walk-in pantry provides additional storage, and the space holds clear scope for modernisation and personalisation to suit your tastes. A connecting door leads into a utility area with plumbing and further potential, which then opens directly into the garage, a rare and valuable layout that adds both convenience and usability.

The accommodation continues with two generous double bedrooms. Each room enjoys good levels of natural light, carpeted flooring, and the space to adapt to different needs. One bedroom is particularly versatile, featuring a built-in wardrobe and plenty of room for freestanding furniture or workspace.

Serving the bedrooms is a family bathroom with tiled walls and a bath with shower over, offering a functional and usable space as-is, with clear scope for updating. A separate WC adds further practicality.

Below the main living areas, a cellar provides extensive additional storage or even the potential for a hobby space, studio, or workshop.

Upstairs, the expansive 23-foot attic is a standout feature, offering generous eaves storage and plenty of room for future conversion, subject to the necessary checks.

The home benefits from double glazing throughout, with some windows recently updated for improved efficiency and comfort.

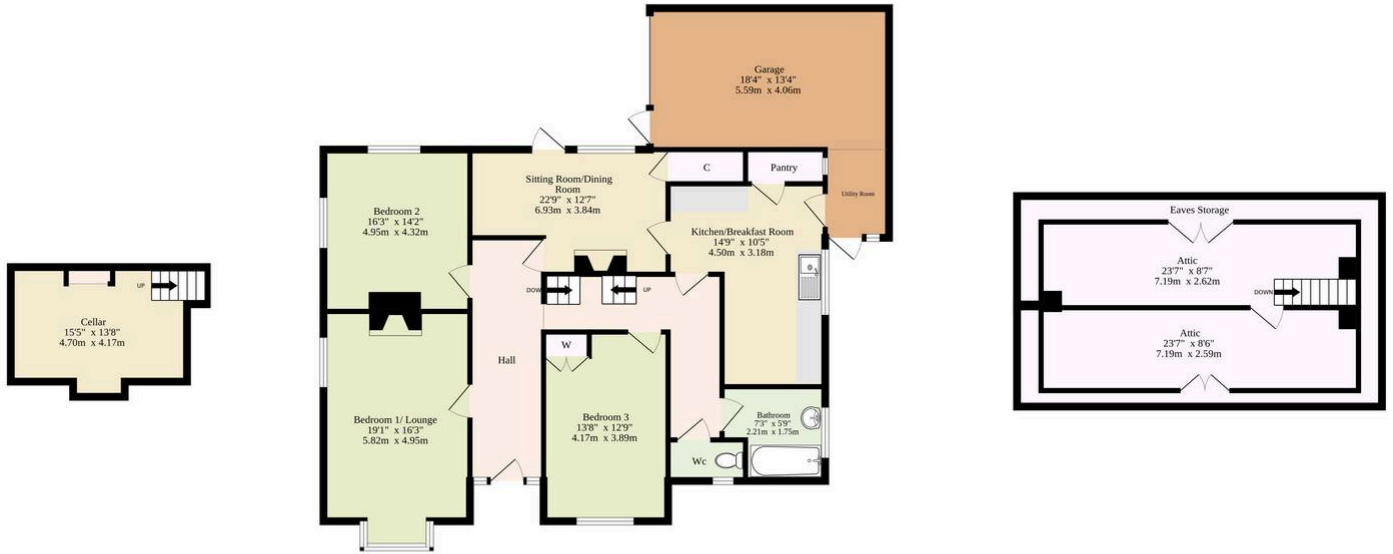
Outside, the garden wraps around the bungalow and includes a laid-to-slab area, with the driveway forming part of the garden space and leading to a detached garage that provides secure off-road parking and additional functionality.



Cellar
214 sq.ft. (19.9 sq.m.) approx.

Ground Floor
1638 sq.ft. (152.2 sq.m.) approx.

1st Floor
410 sq.ft. (38.1 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 2262 sq.ft. (210.1 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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