

## 203 Brasenose Avenue, Gorleston

£240,000 Freehold

Situated in the sought-after coastal town of Gorleston, known for its long sandy beach, vibrant promenade, and welcoming town centre, this spacious detached bungalow presents an excellent opportunity for single-level living with scope to make it your own.

Located within walking distance of James Paget Hospital, the property offers three well-proportioned bedrooms, a generous lounge and dining area with fireplace, a fitted kitchen with practical storage and appliance space, a wet room, and a separate WC.

The flooring throughout was upgraded with new LVT in 2022, giving a fresh and durable finish. Outside, the property offers an enclosed rear garden with lawn, pathways, a summerhouse and shed, as well as a driveway and detached garage providing useful off-road parking and storage, all well placed for everyday convenience and coastal living.

Council Tax band: C

Tenure: Freehold



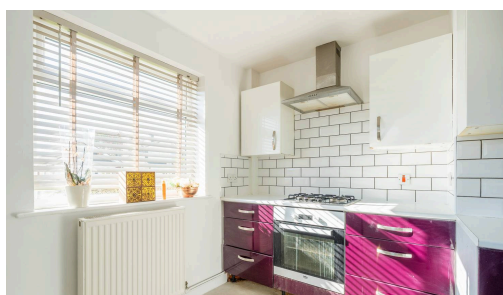
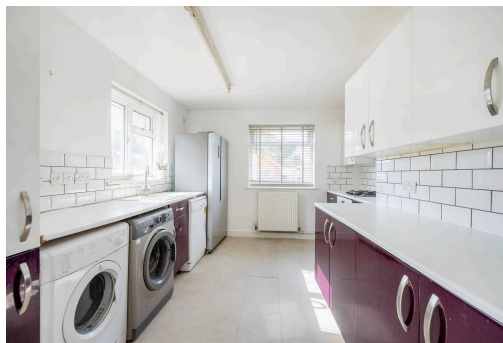
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## Location

Brasenose Avenue is situated in the sought-after coastal town of Gorleston, known for its long sandy beach, vibrant promenade, and charming town centre. Residents enjoy easy access to a range of local amenities, including supermarkets, cafes, schools, and healthcare facilities. The James Paget University Hospital is just a short drive away, and excellent public transport links connect the area to Great Yarmouth and Norwich. The neighbourhood itself offers a mix of well-established homes and green spaces, creating a practical yet appealing setting for families, retirees, and professionals alike. Gorleston's scenic seafront and cliff-top gardens are perfect for leisurely walks, while the nearby Pavilion Theatre and riverside eateries provide year-round entertainment and dining options.

## Brasenose Avenue, Gorleston

Step through the entrance into a welcoming hallway, which includes a built-in storage cupboard and access to the roof space. From here, you can reach all the main rooms of the home.

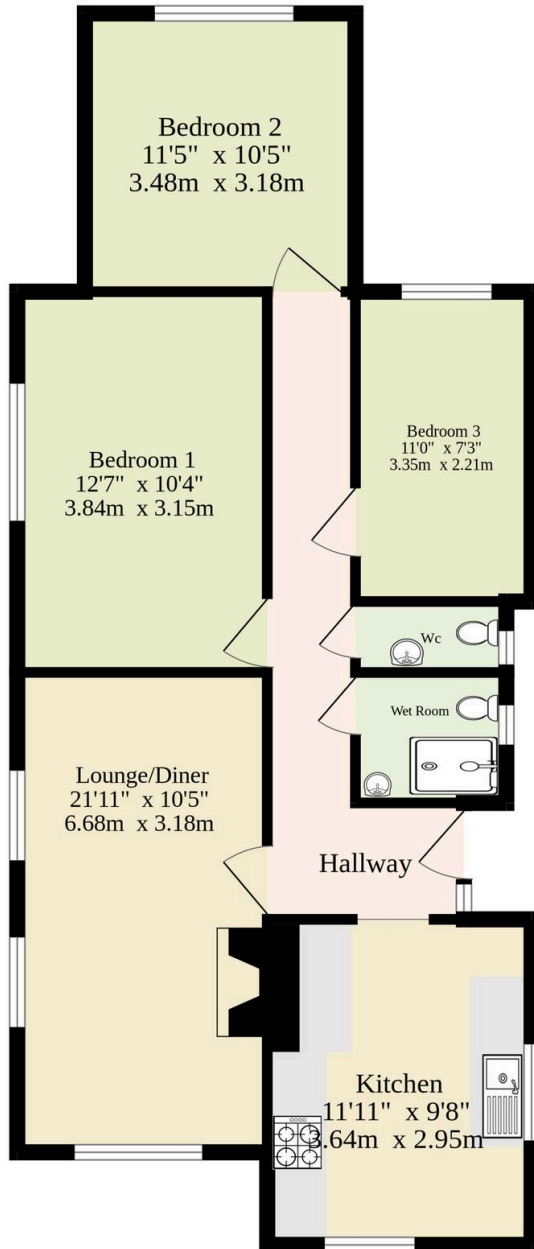
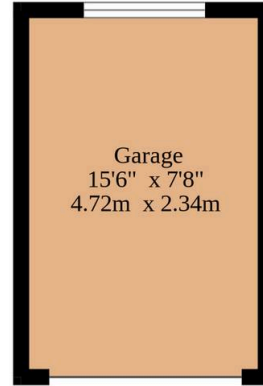
The lounge and dining area is a generous space filled with natural light from three windows. A tiled fireplace forms the focal point, and there's ample room for both relaxed seating and a dining table, making it ideal for everyday living and entertaining.

The fitted kitchen sits at the front of the home and includes a range of wall and base cupboards, drawers, and worktops. A composite sink with mixer tap sits beneath a side window, while a second window to the front adds even more light. A practical and stylish tiled backsplash protects the preparation areas, and there's an integrated oven and hob with extractor, along with plumbing and space for a washing machine, dishwasher, and tall fridge/freezer.

From the hallway, you'll find three well-proportioned bedrooms. Two are generous doubles, and the third is a versatile single



**Ground Floor**  
978 sq.ft. (90.9 sq.m.) approx.



**TOTAL FLOOR AREA : 978 sq.ft. (90.9 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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