



## 12 Keble Road, Gorleston

£230,000 Freehold

**GUIDE PRICE: £230,000-£240,000.** The perfect family home in the heart of Gorleston, beautifully refurbished and ready to move in. Spacious and flexible interiors include a bright sitting room with a bay window, a stylish kitchen/dining area with French doors leading to a private garden, and a practical utility room. Upstairs, three bedrooms and a modern bathroom offer ample living space. The outside areas impress with a laid-to-lawn garden, patio, timber shed and a driveway. Don't miss the chance to acquire this home and experience all it has to offer.

Council Tax band: B

Tenure: Freehold



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Location

Keble Road is a residential street located in the charming coastal town of Gorleston-on-Sea, in Norfolk. The area combines a peaceful seaside atmosphere with convenient access to local amenities. Within a short distance, residents can find a variety of local shops and convenience stores that cater to everyday needs, as well as cafés and small eateries that reflect the town's community feel. Families benefit from nearby educational facilities, including well-regarded primary schools and secondary schools, providing options for children of all ages.



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Healthcare needs are met by nearby GP practices, dental clinics, and the larger James Paget Hospital a short drive away, ensuring comprehensive medical care is readily accessible. Transport links are convenient: regular bus services connect Keble Road to Great Yarmouth, Lowestoft, and surrounding villages, while the nearest railway stations in Great Yarmouth and Lowestoft provide connections to regional and national rail networks. The road also enjoys proximity to the seafront, offering recreational opportunities, scenic walks, and community events along the promenade.

### Keble Road

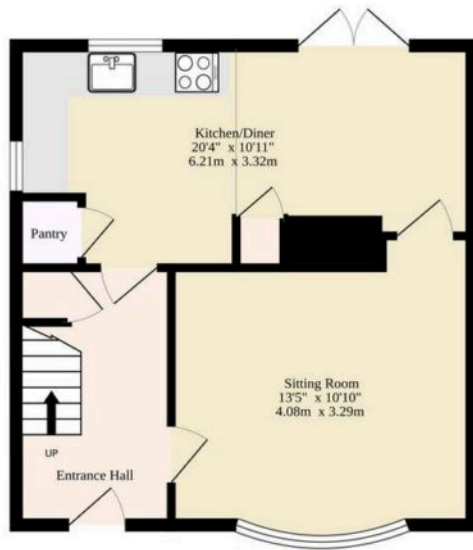
Step through the welcoming entrance hall into a bright and airy interior, where natural light flows effortlessly throughout. The generous sitting room, adorned with a striking bay window, provides a serene space for relaxation or entertaining guests.

The heart of the home is the thoughtfully designed kitchen/dining room, fitted with high-quality cabinetry, an integrated oven, and a stylish Butler sink. Clever under-counter spaces accommodate appliances seamlessly, while a utility room offers practical storage and laundry solutions. French doors in the dining area open onto the garden, creating a harmonious indoor-outdoor connection ideal for summer gatherings or quiet moments in the fresh air.

Upstairs, three well-proportioned bedrooms provide the utmost comfort and privacy. The third bedroom has the option to be a home office, a dressing room or a playroom for families. They are complemented by a family bathroom, comprising of a modern



Ground Floor  
479 sq.ft. (44.5 sq.m.) approx.



1st Floor  
515 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA : 994 sq.ft. (92.3 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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