



40 Middleton Road, Gorleston

£270,000 Freehold

Guide Price: £270,000-£285,000. A beautifully extended and improved family home in the heart of Gorleston, offering space, style, and convenience at every turn. Flooded with natural light, this three-bedroom semi-detached residence seamlessly blends open-plan living with versatile family spaces, including a bay-fronted lounge, dining area, garden/playroom, and an extended kitchen. Upstairs, two generous double bedrooms and a well-proportioned single are complemented by a modern bathroom with a separate shower cubicle. Outside, a West-facing rear garden and triple-width driveway complete the picture of effortless family living in a prime location, just moments from the seafront, schools, local amenities, and excellent transport links.

Council Tax band: C

Tenure: Freehold

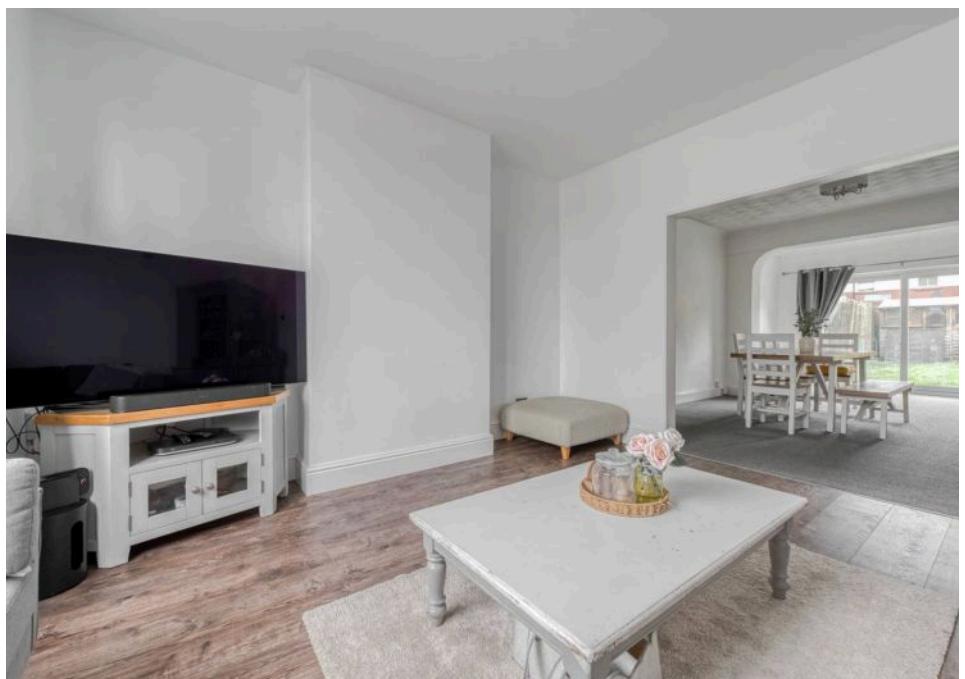
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Location

Middleton Road is situated in a quiet residential area of Gorleston-on-Sea, just a short walk from the town centre and the coastline. Local amenities are within easy reach, including small supermarkets, cafés, a bakery, a pharmacy, and a mix of independent shops that give the area a strong community feel. Families have



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Transport links are practical: regular bus services connect the area to Great Yarmouth, Norwich, and surrounding villages, and road connections make commuting straightforward. For leisure, the sandy beach and promenade are just a short stroll away, perfect for weekend walks, cycling, or enjoying the cliff-top gardens. Living on Middleton Road offers a balanced lifestyle, combining the calm of a residential neighbourhood with easy access to shops, schools, transport, and the relaxed rhythm of coastal life.

Middleton Road

Step inside to a welcoming reception hall, where under-stairs storage and a fitted carpet create a practical yet inviting entrance. The bay-fronted sitting room is a bright and airy space, filled with natural light, featuring elegant wall lights, a wood-effect floor, and a seamless flow into the dining room. Here, space and style meet, providing the perfect setting for family meals or relaxed evenings with friends. Leading from the dining room, the garden/playroom opens through patio doors to the rear garden, extending the living space outdoors and offering an ideal area for children to play or for an informal home office.

The extended kitchen is a standout feature of the home, thoughtfully designed with a Butler-style sink, solid oak work surfaces, integrated dishwasher, and space for modern appliances. Dual windows and a rear door invite natural light while offering direct access to the garden, making it a sociable and functional heart of the home.



Ground Floor
613 sq.ft. (56.9 sq.m.) approx.

1st Floor
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 1108 sq.ft. (102.9 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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