



## 5a The Pastures, Gorleston

£525,000 Freehold

Guide price £525,000-£550,000. Ultra-modern smart home in a coastal cul-de-sac. Rainwater filtering system, central vacuum, Howdens kitchen, luxurious sunroom, galleried landing, ensuite and dressing room. Close to schools, amenities and transportation.

Council Tax band: F

Tenure: Freehold

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### LOCATION

This home is in the popular 'up & coming' seaside town of Gorleston-on-Sea, known for it's wide stretch of sandy beaches, this property benefits from being only a short stroll from the beach. With Great Yarmouth 2 miles north, Lowestoft 5 miles south and local amenities such as the James Paget University Hospital are nearby, a range of schools, various public houses, restaurants, retail outlets, doctors and dental practices and Norfolk's superb public transport network.

### THE PASTURES, GORLESTON

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Upon entering, one is immediately struck by the innovative inclusion of an Intelligent Light System. This technological enhancement allows residents to effortlessly control the lighting atmosphere throughout the property, enhancing the ambience and creating the perfect mood for any occasion.

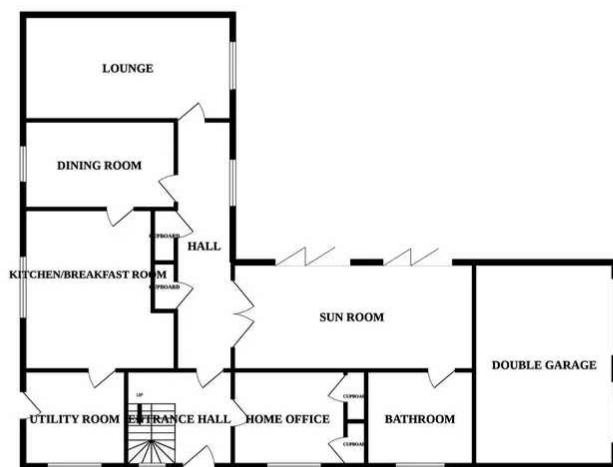
The presence of underfloor heating ensures warmth and comfort throughout all living areas, offering a luxurious experience during colder months. Four generously sized bedrooms provide ample space for relaxation and privacy, accommodating even the largest of families.

Beyond the bedrooms, a sunroom opens up onto a spacious timber decking area, extending the living space and providing a seamless transition between indoor and outdoor environments. This feature is perfect for entertaining guests or simply enjoying the tranquillity of the surroundings.

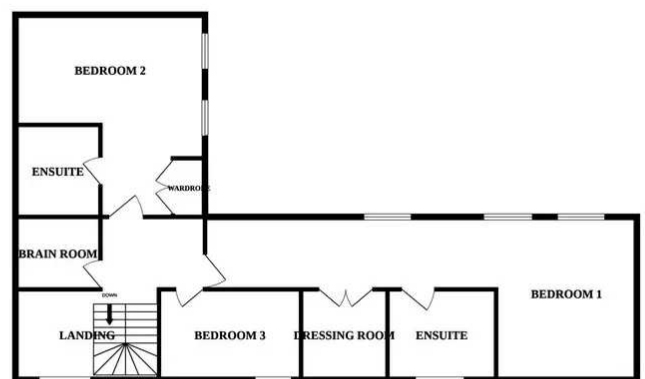
For those in need of additional storage space, the double-unit garage is an invaluable asset. This offers ample room for a multitude of purposes, from housing vehicles to storing recreational equipment.



GROUND FLOOR



1ST FLOOR



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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