

## 311 Beccles Road, Gorleston

£220,000 Freehold

**CASH BUYERS ONLY** Welcome to this beautifully renovated family home, where comfort meets contemporary style. Sitting down Beccles road in Gorleston, in close proximity to all local amenities and natural surroundings. The open plan ground floor consists of a high quality kitchen, dining room, large sitting room and utility. Upstairs, you will find three bedrooms and a modern bathroom. Externally you will find low maintenance front and rear gardens, with off road parking at the rear.

Council Tax band: A

Tenure: Freehold

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## LOCATION

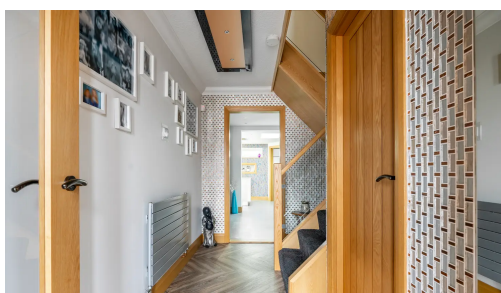
Situated along Beccles Road in Gorleston, this location seamlessly intertwines the beauty of the countryside with the convenience of urban living. As you traverse this charming road, you'll find yourself immersed in the tranquil surroundings of Gorleston's verdant landscapes. Beccles Road is strategically positioned to offer residents a harmonious balance between a peaceful retreat and easy access to



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## BECCELES ROAD

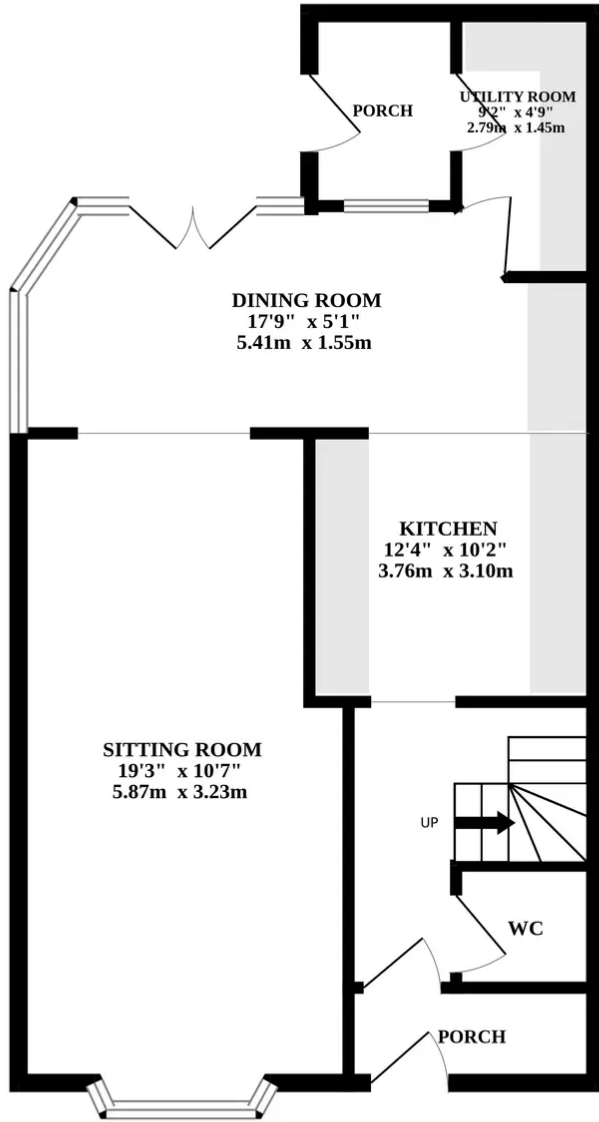
Upon arrival to this stunning family home is on road parking available, with an enclosed low maintenance front garden. Access to off road parking is located at the rear.

Step inside where you are instantly greeted by a welcoming porch, leading into the entrance hall, with the convenience of an easily accessible WC. The ground floors design ensures effortless interaction when hosting and the busy family lifestyle. The kitchen is well-equipped with high quality units and appliances to enhance your cooking experience. Seamlessly transitioning to the dining area, where your attention is immediately drawn to the immaculate central island. This island not only adds to the overall appeal but also serves as a practical space for meal preparation or casual gatherings, with the addition of a dining area. Complimented by a utility room and rear porch, for your laundry goods and extra storage. At the heart of the home lies a spacious sitting room, where you can showcase your comfortable furniture or decorative items, for you to unwind after a long day. The current owners have utilized a small designated space to be able to work from home.

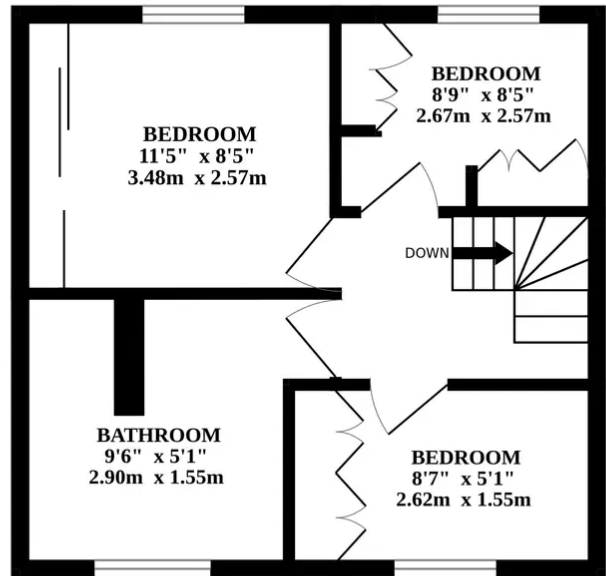
Ascend the staircase, where you will find three bedrooms. designed to offer you relaxation and privacy. They all benefit from built



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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