



1 Lynn Grove, Gorleston

£525,000 Freehold

GUIDE PRICE: £525,000-£575,000. This 6-bedroom property boasts significant living space and beautiful features throughout. Located in a seaside location, this stunning Victorian detached house is a perfect family home that is ideal for those seeking a spacious and characterful living environment. The sheer size of this residence is impressive, with a minimum of five bedrooms – and the potential for two more – and five reception rooms offering versatile living options.

Council Tax band: D

Tenure: Freehold

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Location

Lynn Grove is nestled in a prime residential area in the coastal town of Gorleston-on-Sea. This property benefits from its proximity to local amenities, including highly regarded schools, making it an excellent choice for families. The vibrant Gorleston High Street, with its array of shops, cafes, and restaurants, is just a short drive away, offering convenience and a lively community atmosphere. For outdoor enthusiasts, the picturesque Gorleston Beach is nearby, perfect for seaside walks and leisure activities. With easy access to the A12, this location also provides excellent connectivity to the broader Norfolk area, including the historic city of



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Lynn Grove

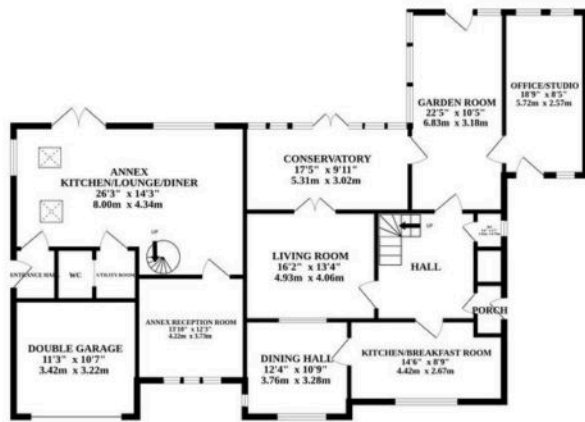
The main residence presents a thoughtfully designed layout featuring a kitchen/breakfast room, dining room, living room, conservatory, garden room, and a home office/studio space on the ground floor. The upper level of the main house comprises four bedrooms, a family bathroom, and a shower room, offering the residents a blend of elegance and functionality. There is also access to the attic/hobby room from one of the bedrooms.

A remarkable highlight of this property is the inclusion of a self-contained annexe, complete with its own entrance, including an open plan kitchen/lounge/diner, reception room, utility room, and W.C. on the ground floor. Upstairs, the annexe features two bedrooms, a walk-in wardrobe, and an ensuite bathroom – a perfect space for guests or extended family seeking privacy and comfort.

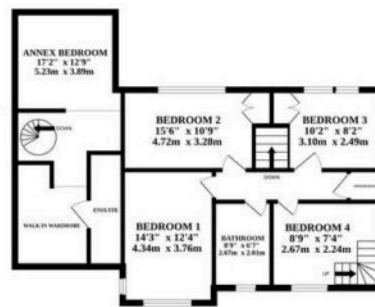
The property sits on a generously sized plot with a west-facing rear garden segmented into three sections, offering various possibilities for landscaping or recreation. Additionally, there is ample off-road parking available, including an in and out driveway. Throughout the property, there are original features retained, such as fireplaces, exposed wood flooring, and architraves, adding to the charm and character of this residence.



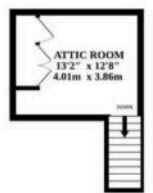
GROUND FLOOR



1ST FLOOR



2ND 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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