



49 Buxton Avenue, Gorleston

£525,000 Freehold

GUIDE PRICE: £525,000-£550,000. This three-bedroom detached house epitomises modern comfort in a desirable seaside setting, offering a harmonious blend of style, functionality, and convenience. Boasting a good size plot and ample off-road parking provided by two separate garages, this property is an ideal haven for those seeking comfort and convenience. With its well-appointed living spaces and proximity to the beach, this residence presents a rare opportunity to embrace coastal living at its finest.

Council Tax band: D

Tenure: Freehold

GUIDE PRICE: £525,000-£550,000. This four-bedroom detached house epitomises modern comfort in a desirable seaside setting, offering a harmonious blend of style, functionality, and convenience. Boasting a good size plot and ample off-road parking provided by two separate garages, this property is an ideal haven for those seeking comfort and convenience. With its well-appointed living spaces and proximity to the beach, this residence presents a rare opportunity to embrace coastal living at its finest.

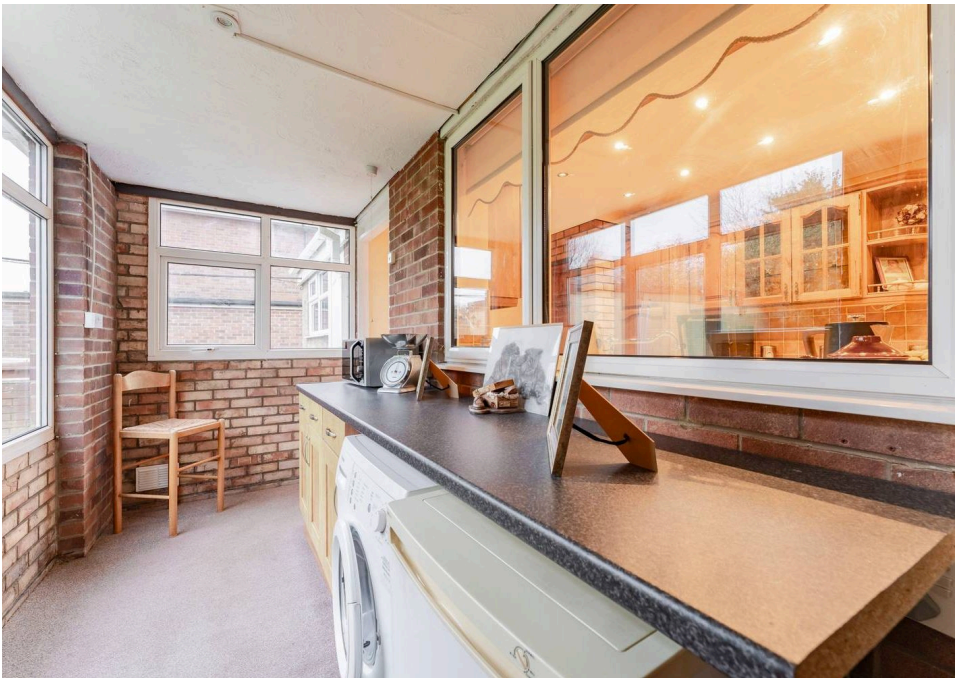
Location

Buxton Avenue, Gorleston is nestled in a highly sought-after residential area of Gorleston-on-Sea. This location offers the perfect blend of convenience and coastal charm. Residents can enjoy close proximity to the stunning Gorleston beach, renowned for its golden sands and vibrant seaside atmosphere. The property is well-positioned near a range of local amenities, including shops, cafes, and restaurants, as well as reputable schools and healthcare facilities. With excellent transport links to Great Yarmouth and Norwich, this address provides easy access to both work and



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Buxon Avenue

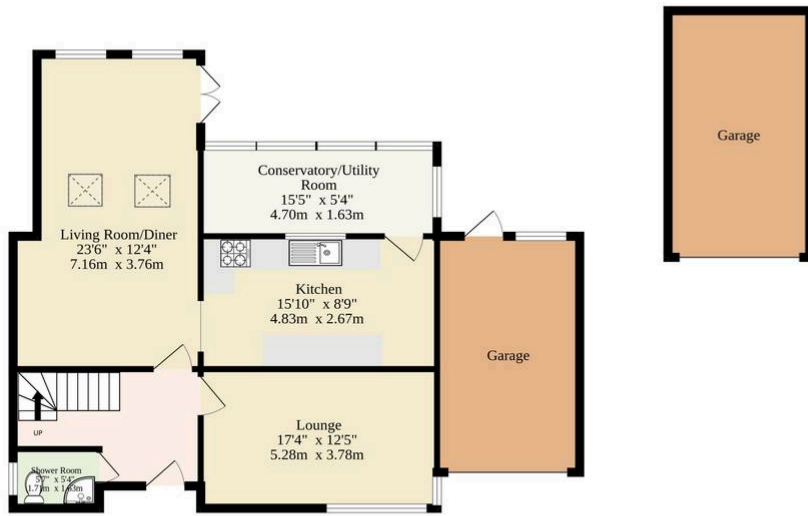
Upon entry, the double-aspect lounge greets you with an abundance of natural light streaming through the front-facing windows, creating a welcoming ambience. To the left, a ground floor shower room adds convenience to the layout. The heart of the home lies ahead, where an open-plan dining/living space entices with its vaulted ceiling and velux windows, seamlessly connecting to a well-equipped kitchen. Accessible from the kitchen, a charming conservatory/utility room offers a versatile space for various activities.

Ascending to the upper level reveals four double bedrooms, each thoughtfully designed for comfort and relaxation. The second bedroom provides partial sea views in the distance, adding a touch of serenity to the ambience. A well-appointed family bathroom caters to the needs of the household, ensuring practicality and functionality throughout.

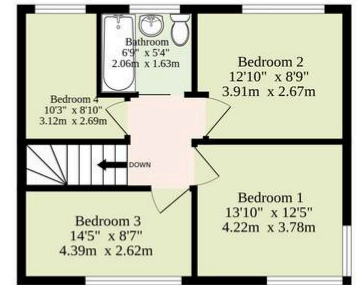
Externally, the property beckons with a driveway leading to the attached garage at the side of the house, complemented by a second garage further along the driveway. The front garden features a neat lawn, enhancing the kerb appeal of the residence.



Ground Floor
759 sq.ft. (70.5 sq.m.) approx.



1st Floor
518 sq.ft. (48.1 sq.m.) approx.



Sqft Doesn'T Include The Two Garages

TOTAL FLOOR AREA : 1277 sq.ft. (118.6 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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