

Aldreds
Estate Agents



8 Bately Avenue

Gorleston, NR31 6HJ

Guide Price £700,000 - £725,000



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Guide Price £700,000 - £725,000 This stunning four bedroom detached house is set in a highly desirable Gorleston location, offering spacious and versatile accommodation ideal for family living. The generous open plan lounge, and dining room provides a bright and welcoming heart to the home, flowing seamlessly into a conservatory overlooking the rear garden, perfect for relaxing or entertaining throughout the year, with an office, convenient for home working.

The property has been recently renovated by the current owners since they purchased in 2021 and is situated a short stroll from Gorleston iconic Marine Parade. Offered with the benefits of an efficient, new boiler, water tank and gas central heating system installed late 2025.

Externally, the property benefits from a brick weave driveway to the front and an impressive 19 metre long garage with three separate sections, offering gym area and office. To the rear, a private back garden provides a peaceful outdoor retreat, while the master bedroom features a dressing room leading through to an impressive modern en-suite. Positioned just a short distance from the beach and within easy reach of local amenities, schools and transport links, this home combines coastal living with everyday convenience.

Porch

Tiled floor, double glazed window to front and sides, double glazed door to side.

Entrance Hall

LVT herring bone floor, access to lounge, kitchen, second lounge, stairs to first floor, radiator, storage under stairs.

Lounge/Dining Room

19'11" x 30'10" (max) (6.08m x 9.41m (max))

Continuation of herring bone floor, brick fire place with open fire, double glazed window to front, opening to dining area, double glazed windows and sliding door to rear into conservatory, access to office.

Second Lounge

12'0" x 13'6" (3.68m x 4.14m)

Carpet floor, double glazed bay window to front, radiator.

Study

7'2" x 7'1" (2.20m x 2.18m)

Carpet floor, double glazed window to front.

Conservatory

17'7" x 7'0" (5.36m x 2.14m)

Vinyl floor, double glazed windows and doors to rear and side, radiator, polycarbonate roof.

Kitchen

16'0" x 11'9" (4.90m x 3.60m)

Almost brand new having been fitted December 2025! Continuation of LVT herringbone floor, quartz work tops, floor to ceiling storage cupboards, under counter fridge, walk in larder, radiator, induction hob, two integrated ovens, integrated oven/microwave, coffee machine, sink with Quooker tap, insinkerator and draining board. Double glazed window and door.

Utility

8'2" x 9'3" (2.50m x 2.84m)

Tile floor, laminate counter top, space for fridge freezer, washing machine and dryer, sink and draining board, access to garage, WC, storage cupboard and double glazed door to rear garden.

WC

Laminate floor, double glazed window to side, WC.

Garage (with gym area and office)

10'5" x 63'3" (3.2m x 19.3m)

Large flexible space with lots of potential, separated into 3 sections: garage, gym and office. Concrete floor, electric roller door to the front, electric charging point. Office room to the rear with electricity connection, gym in the center, with electricity connection, and patio doors from office to rear garden.





First floor landing

Carpet floor, access to 4 bedrooms and shower room, skylight with Velux window, radiator.

Master bedroom

17'6" x 11'9" (5.34m x 3.60m)

Carpet floor, double glazed window to rear, radiator, access through to dressing room and En-Suite.

Dressing room

9'3" x 6'2" (2.84m x 1.88m)

Carpet floor, hand made bespoke fitted wardrobes and shelving, access to En-Suite.

En-Suite

9'3" x 11'1" (2.84m x 3.38m)

LVT herringbone floor, radiator, double glazed window to front, WC, heated towel rail, basin with vanity unit, corner spa whirlpool large bath, level access shower cubicle with wall mounted shower.

Bedroom 2

15'8" x 11'1" (4.80m x 3.38m)

Carpet floor, radiator, double glazed window to front.

Bedroom 3

11'3" x 14'0" (3.44m x 4.28m)

Carpet floor, radiator, double glazed window to front.

Bedroom 4

11'3" x 11'1" (3.44m x 3.38)

Carpet floor, radiator, double glazed window to rear.

Shower room

7'6" x 7'8" (max) (2.30m x 2.36m (max))

Laminate floor, 2 double glazed windows to rear, WC, basin and vanity unit, walk in shower cubicle with wall mounted shower, heated towel rail.

External Storage Room

8'2" x 4'3" (2.5m x 1.3m)

Brick built store room with access from garden, concrete floor, electricity connection.

Outside Front

Brick weave driveway with space for three cars, brick wall boundaries with hedgerow.

Outside Rear

Patio seating area, artificial lawn, decking area, timber fence boundaries.

Council Tax

Great Yarmouth Borough Council - Band E

Services

Mains gas, electric, water, drainage.

Tenure

Leasehold - 999 year lease ending: 25/12/2929

Location

Gorleston-on-Sea is a coastal town 2 miles from Great Yarmouth centre and has a varied selection of local shops * Golf Course * Modern District hospital * Schools for all ages * Library * Regular bus services to the main shopping areas and a sandy beach.

What 3 Words

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Ref

G18423/01/26



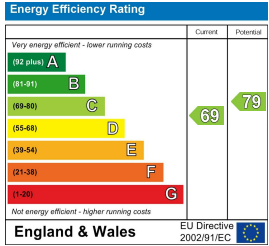
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

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