



## 11 Shrublands Way, Gorleston

£215,000 Freehold

A smartly extended bungalow that delivers style, space and a superb location. This beautifully presented two-bedroom semi-detached home has been thoughtfully updated and offers well-planned, easy-flow accommodation ideal for modern single-storey living. Light-filled interiors include a stylish shower room, a well-equipped kitchen and an inviting garden room that opens seamlessly onto the rear garden. The lounge provides a warm and comfortable retreat, while both bedrooms are well proportioned and attractively finished. Outside, generous driveway parking and a carefully landscaped, enclosed rear garden add to the home's everyday practicality. Set within walking distance of Gorleston High Street and local amenities, this is a home that combines convenience, comfort and excellent presentation.

Council Tax band: B

Tenure: Freehold

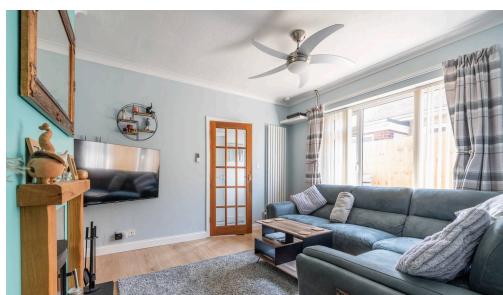
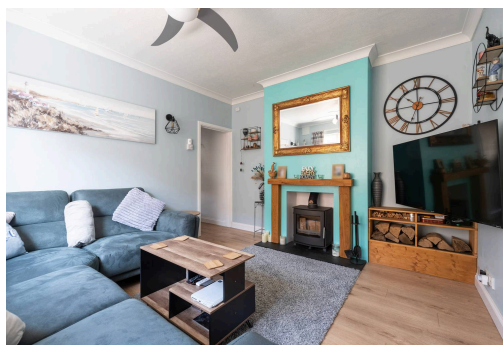
A smartly extended bungalow that delivers style, space and a superb location. This beautifully presented two-bedroom semi-detached home has been thoughtfully updated and offers well-planned, easy-flow accommodation ideal for modern single-storey living. Light-filled interiors include a stylish shower room, a well-equipped kitchen and an inviting garden room that opens seamlessly onto the rear garden. The lounge provides a warm and comfortable retreat, while both bedrooms are well proportioned and attractively finished. Outside, generous driveway parking and a carefully landscaped, enclosed rear garden add to the home's everyday practicality. Set within walking distance of Gorleston High Street and local amenities, this is a home that combines convenience, comfort and excellent presentation.

### The Location

Shrublands Way is set within a long-established residential area of Gorleston-on-Sea, just south of Great Yarmouth, offering a practical and well-balanced setting for everyday life. Local shops, conveniences, cafés and services



A smartly extended bungalow that delivers style, space and a superb location. This beautifully presented two-bedroom semi-detached home has been thoughtfully updated and offers well-planned, easy-flow accommodation ideal for modern single-storey living. Light-filled interiors include a stylish shower room, a well-equipped kitchen and an inviting garden room that opens seamlessly onto the rear garden. The lounge provides a warm and comfortable retreat, while both bedrooms are well proportioned and attractively finished. Outside, generous driveway parking and a carefully



A smartly extended bungalow that delivers style, space and a superb location. This beautifully presented two-bedroom semi-detached home has been thoughtfully updated and offers well-planned, easy-flow accommodation ideal for modern single-storey living. Light-filled interiors include a stylish shower room, a well-equipped kitchen and an inviting garden room that opens seamlessly onto the rear garden. The lounge provides a warm and comfortable retreat, while both bedrooms are well proportioned and attractively finished. Outside, generous driveway parking and a carefully landscaped, enclosed rear garden add to the home's everyday practicality. Set within walking distance of Gorleston High Street and local amenities, this is a home that combines convenience, comfort and excellent presentation.

### **The Location**

Shrublands Way is set within a long-established residential area of Gorleston-on-Sea, just south of Great Yarmouth, offering a practical and well-balanced setting for everyday life. Local shops, conveniences, cafés and services are close by, making day-to-day needs easy to manage without travelling far.

The area is well served by schooling options for all ages, from primary through to secondary education, making it a practical choice for families. Outdoor amenities are a strong draw, with nearby recreation grounds, local parks and green spaces providing room to walk, exercise and unwind, while the River Yare is within easy reach for waterside walks and nature spotting. Veterinary practices and other essential services are also conveniently located nearby.

Transport connections are straightforward, with access to the A47 offering direct routes toward Norwich, Great Yarmouth and the wider Norfolk area, complemented by regular local bus services. Overall, the location suits a settled, everyday lifestyle, combining residential calm with strong amenities, open space and reliable transport links.

### **Shrublands Way, Gorleston**

This extended and beautifully presented two-bedroom semi-detached bungalow is situated in a popular and highly convenient part of Gorleston. Thoughtfully updated in recent years, the property offers well-balanced accommodation that flows comfortably from room to room, making it equally suitable for downsizers, professionals or anyone seeking easy single-storey living.

A side entrance leads into a welcoming hall, providing access to the main accommodation. The shower room is finished in a modern style with a vanity unit incorporating useful storage, a concealed cistern WC and fully tiled walls. A contemporary shower cubicle fitted with an electric shower, along with a heated towel rail and frosted window, creates a clean, practical and comfortable



**Ground Floor**

Approx. 61.6 sq. metres (662.9 sq. feet)



Total area: approx. 61.6 sq. metres (662.9 sq. feet)

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. Plan produced using PlanUp.

You can include any text here. The text can be modified upon generating your brochure.

You can include any text here. The text can be modified upon generating your brochure.

