



## 1 Kalmia Green, Gorleston

£180,000 Leasehold

Guide price £180,000-£190,000 A home that immediately feels welcoming, this well-presented semi-detached property sits along a peaceful residential road in Gorleston-on-Sea and offers an appealing opportunity for first-time buyers, small families or investors.

Inside, a bright entrance hall leads to a spacious living room with garden access, a newly fitted modern kitchen and two comfortable double bedrooms, complemented by a contemporary family bathroom. Outside, the private rear garden, driveway parking and single garage add further convenience, creating a well-kept and ready-to-enjoy home in a desirable coastal setting.

Council Tax band: B

Tenure: Leasehold

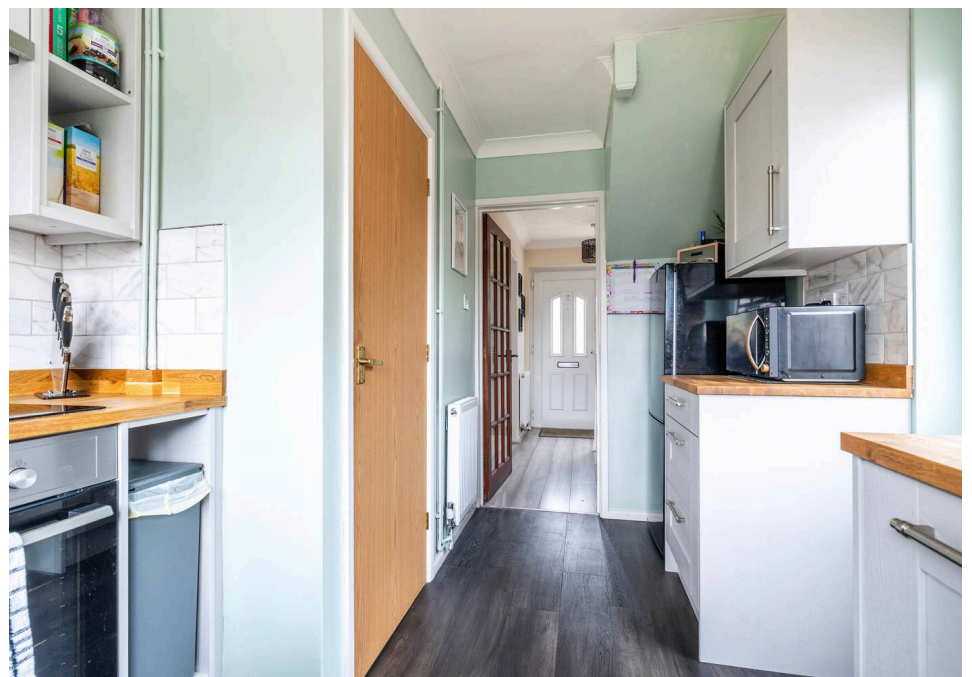
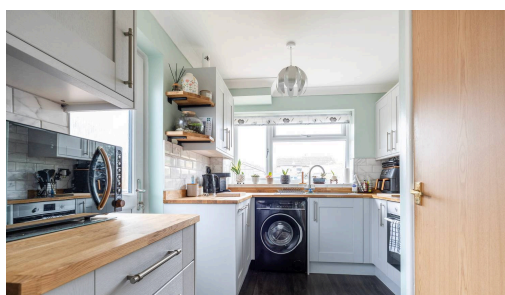
Guide price £180,000-£190,000 A home that immediately feels welcoming, this well-presented semi-detached property sits along a peaceful residential road in Gorleston-on-Sea and offers an appealing opportunity for first-time buyers, small families or investors. Inside, a bright entrance hall leads to a spacious living room with garden access, a newly fitted modern kitchen and two comfortable double bedrooms, complemented by a contemporary family bathroom. Outside, the private rear garden, driveway parking and single garage add further convenience, creating a well-kept and ready-to-enjoy home in a desirable coastal setting.

### Gorleston

Kalmia Green sits in a calm residential corner of Gorleston, a short distance from the clifftops and the wide sandy beach that defines the town's coastline. The area is well-served for day-to-day living: small convenience shops sit within walking distance, while larger supermarkets such as Morrisons on the High Street and the Co-op on Magdalen Way are only a few minutes away. Gorleston High Street brings together cafés, pharmacies, takeaways, and practical services, making errands easy



Guide price £180,000-£190,000 A home that immediately feels welcoming, this well-presented semi-detached property sits along a peaceful residential road in Gorleston-on-Sea and offers an appealing opportunity for first-time buyers, small families or investors. Inside, a bright entrance hall leads to a spacious living room with garden access, a newly fitted modern kitchen and two comfortable double bedrooms, complemented by a contemporary family bathroom. Outside, the private rear garden, driveway parking and single garage add further convenience, creating a well-kept and ready-to-enjoy home in a desirable coastal setting.



Guide price £180,000-£190,000 A home that immediately feels welcoming, this well-presented semi-detached property sits along a peaceful residential road in Gorleston-on-Sea and offers an appealing opportunity for first-time buyers, small families or investors. Inside, a bright entrance hall leads to a spacious living room with garden access, a newly fitted modern kitchen and two comfortable double bedrooms, complemented by a contemporary family bathroom. Outside, the private rear garden, driveway parking and single garage add further convenience, creating a well-kept and ready-to-enjoy home in a desirable coastal setting.

### Gorleston

Kalmia Green sits in a calm residential corner of Gorleston, a short distance from the clifftops and the wide sandy beach that defines the town's coastline. The area is well-served for day-to-day living: small convenience shops sit within walking distance, while larger supermarkets such as Morrisons on the High Street and the Co-op on Magdalen Way are only a few minutes away. Gorleston High Street brings together cafés, pharmacies, takeaways, and practical services, making errands easy without needing to travel far. Families benefit from nearby schools including Wroughton Infant and Junior Academies, Lynn Grove Academy, and Stradbroke Primary Academy. Local bus routes run through Gorleston towards Great Yarmouth and Lowestoft, offering straightforward public transport links, while the seafront, parks, and open green spaces support an easy, outdoors-leaning lifestyle close to home.

### Kalmia Green

Set along a quiet residential road in the coastal town of Gorleston-on-Sea, this well-presented semi-detached home offers an appealing opportunity for first-time buyers, small families or investors seeking a property that is ready to move straight into.

A welcoming entrance hall introduces a bright and airy interior, giving an immediate sense of ease. The spacious living room extends the full depth of the home, providing a generous setting for everyday living. Sliding doors open directly onto the rear garden, allowing natural light to fill the space and creating a smooth connection to the outdoors.

The newly fitted kitchen offers a modern, considered layout with contemporary cabinetry, solid worksurfaces, an integrated oven and dedicated areas for appliances. A useful storage cupboard keeps the room practical and organised.

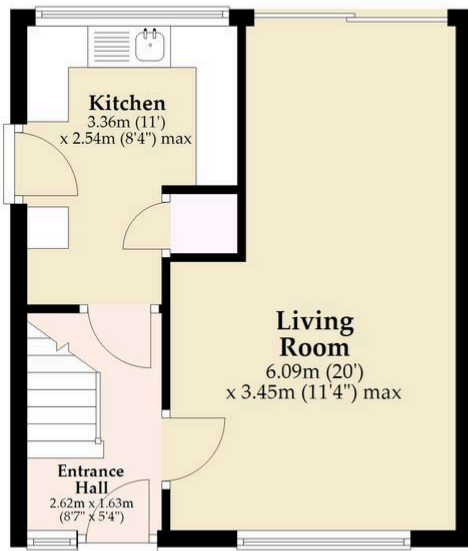
Upstairs, two double bedrooms offer comfortable accommodation, with one featuring built-in storage. The family bathroom is finished in a contemporary style, complete with a smart three-piece suite and tiled walls for a clean, timeless look.

The rear garden provides a private outdoor area that is neatly maintained, featuring a patio for seating, a lawned section,



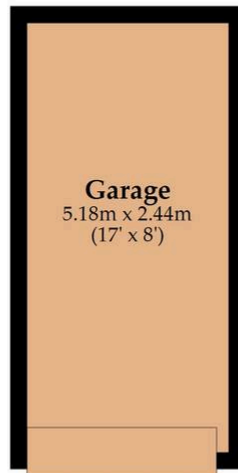
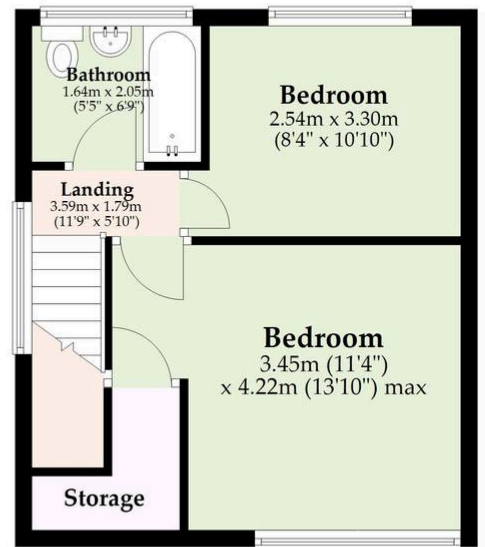
### Ground Floor

Approx. 44.2 sq. metres (475.7 sq. feet)



### First Floor

Approx. 30.8 sq. metres (331.6 sq. feet)



Total area: approx. 75.0 sq. metres (807.3 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.

