105 Horsley Drive, Gorleston

Minors & Brady

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Gorleston, Great Yarmouth

This well-presented home offers versatile accommodation, combining a modernised interior with practical features suited to contemporary family life. With an updated kitchen, modern bathroom and converted garage providing additional living space, the property offers flexibility for growing families, those working from home or households seeking room for different generations. Outside, a private rear garden, driveway parking and a low-maintenance front garden add to the appeal, while the convenient position provides access to local amenities, James Paget University Hospital and the nearby coastline.

- Well presented three bedroom home offering spacious accommodation and a practical layout, ideal for modern family living with potential for multi generational arrangements
- Generous open plan living and dining area featuring French doors onto the rear garden, creating a bright and sociable space for relaxing and entertaining
- Updated kitchen featuring contemporary fitted units, ample worktop space and modern cooking facilities, combining style with everyday practicality
- Three well proportioned bedrooms offering flexible accommodation for families, guests or those requiring a dedicated home office
- Modern family bathroom complemented by a separate ground floor WC
- Converted garage offering valuable additional living space, ideal for a home office, playroom, hobby room or other uses

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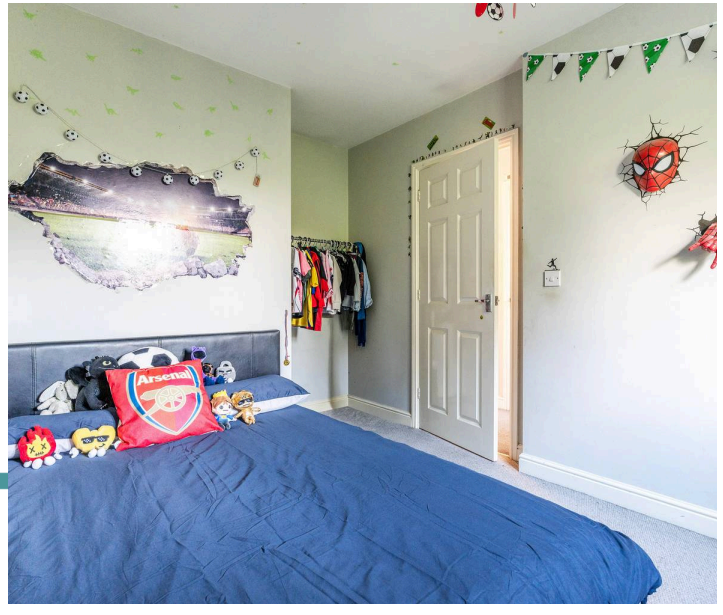
- Enclosed rear garden with lawn and patio areas, providing space for outdoor dining and family activities without directly backing onto another property
- Driveway providing useful off road parking, complemented by a low maintenance front garden for easier upkeep
- Not directly overlooked, offering an added sense of privacy when relaxing indoors or enjoying the rear garden
- Conveniently positioned in Gorleston, within reach of James Paget University Hospital, the beach and a range of local amenities

Location

Gorleston is a coastal town on the south side of Great Yarmouth, offering a practical balance of everyday amenities, established residential neighbourhoods and access to the Norfolk coastline. Local facilities include supermarkets, independent shops, cafés, healthcare services and schools, with further shopping, restaurants and leisure options available in nearby Great Yarmouth. Gorleston High Street provides a range of local conveniences, while Gorleston Beach and its promenade offer opportunities for coastal walks and outdoor recreation. The area is served by road links connecting to surrounding towns, and Great Yarmouth railway station provides rail services towards Norwich. With its local amenities, schooling and coastal setting, Gorleston offers a convenient place to live for families, professionals and those seeking a quieter seaside lifestyle.



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Upon entering, the hallway provides access to the ground floor accommodation, including a convenient downstairs WC. The main living room offers a comfortable setting for relaxing together, with ample space for seating and a natural flow through to the dining area. French doors open onto the rear garden, allowing natural light into the space and creating a pleasant connection between indoor and outdoor living, particularly during the warmer months.

The updated kitchen provides a contemporary and practical environment, with a range of fitted units, generous worktop space and room for essential appliances. Its layout makes good use of the available space, offering an inviting setting for preparing meals and managing the everyday demands of a busy household.

A particular advantage is the converted garage, which provides valuable additional living space away from the main reception areas. This versatile room could accommodate a second sitting room, playroom, home office or hobby space, depending on individual needs. It also offers potential for multi generational living arrangements, giving different members of the household greater flexibility and independence.

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Upstairs, there are three bedrooms arranged around the landing, providing comfortable accommodation for family members and guests. The rooms offer flexibility to suit changing needs, whether used as bedrooms, a nursery or a dedicated workspace. The modern family bathroom completes the first floor, providing a fresh and practical space for daily use.

Outside, the rear garden offers a private setting for outdoor dining, entertaining or simply enjoying some fresh air. The garden is not overlooked, and its position means it does not back directly onto another property's garden, helping create a greater sense of openness and privacy. To the front, a low maintenance garden keeps upkeep straightforward, while the driveway provides convenient off road parking.

Combining adaptable living space, modern updates and a private garden, this property offers a practical home with room to accommodate different stages of family life, all within convenient reach of Gorleston's amenities and coastal attractions.

Agent's Note

This property will be sold freehold, connected to mains water, electricity, and drainage.

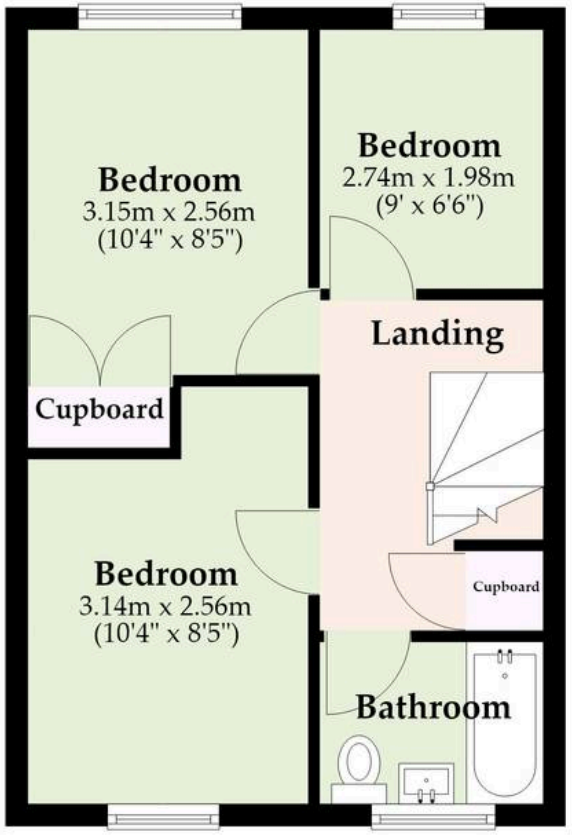
Council Tax Band: C

Ground Floor

Approx. 50.4 sq. metres (542.4 sq. feet)

First Floor

Approx. 33.8 sq. metres (363.4 sq. feet)



Total area: approx. 84.2 sq. metres (905.8 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.

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Meet *Sarah*
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