



10 Erica Way, Gorleston

£170,000 Freehold

Offers in excess of £180,000. Set within the coastal town of Gorleston-On-Sea, lies this semi-detached chalet bungalow, promising a lifestyle of comfort and ease. Showcasing a light-filled sitting room, an inviting dining room, a kitchen, a sunroom that creates the perfect utility room, three bedrooms and a shower room. Externally, you will find a low maintenance garden that is fully enclosed, a driveway providing off-road parking and a garage for storage options. Don't miss the chance to acquire this home and experience all it has to offer.

Council Tax band: B

Tenure: Freehold

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Location

Gorleston-on-Sea is a charming coastal town in Norfolk, situated just south of Great Yarmouth. Nestled along the North Sea, it boasts a stunning sandy beach, a picturesque promenade, and a vibrant seafront with traditional amusements. Known for its relaxed atmosphere, Gorleston is a popular destination for visitors seeking a quieter alternative to its bustling neighbour. The town features a mix of historic and modern attractions, including the Pavilion Theatre, scenic cliff-top gardens, and a working harbour. With a strong maritime heritage and a friendly community,



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Erica Way

Upon entering the property, you are welcomed into a warm and inviting sitting room, featuring a feature fireplace that acts as the focal point of the room. This space is filled with an abundance of natural light, ideal for relaxation and entertaining guests. The kitchen is thoughtfully designed with wall and base units and appliances to be able to cook your favourite meals. The addition of a sunroom creates the perfect utility room for your laundry essentials and additional storage. A versatile dining room encourages gatherings with loved ones, with the option to be a study or bedroom if required. There's also a sizeable shower room on the ground floor.

Ascend the staircase to the first floor, where you will encounter two bedrooms, each thoughtfully designed to offer relaxation and privacy.

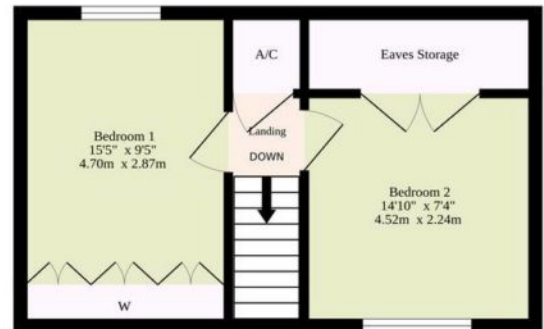
Step outside into the low-maintenance garden, that is well-kept and fully enclosed for privacy. It is predominantly patio, with planted beds around the borders. This outdoor space offers the perfect setting for al fresco dining, relaxation, or recreational activities. Convenience is further enhanced by the presence of a driveway providing off-road parking, ensuring easy access for



Ground Floor
471 sq.ft. (43.8 sq.m.) approx.



1st Floor
260 sq.ft. (24.2 sq.m.) approx.



TOTAL FLOOR AREA : 731 sq.ft. (67.9 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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