



## 22 Bately Avenue, Gorleston

£450,000 Freehold

\* No Onward Chain! - Guide Price: £450,000-£475,000 \* This family home, located in a prime and peaceful area, offers incredible potential for customisation and development (STPP).

Council Tax band: D

Tenure: Freehold

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## The Location

Nestled in the vibrant coastal town of Gorleston, Bately Avenue offers an exceptional seaside lifestyle. Just a short distance from the stunning Gorleston Beach, residents can relish peaceful walks along the golden sands while taking in the picturesque views of the North Sea.



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With a wealth of local amenities nearby, including boutique shops, welcoming cafes, and excellent restaurants, the area seamlessly combines coastal relaxation with everyday convenience. Additionally, being only a 10-minute walk from the hospital makes it an ideal location for accessibility and practicality. The charm of Gorleston is further enhanced by its lively pier and bustling town centre, both offering an exciting range of leisure activities and entertainment options.

## Bately Avenue

Within a prime area and surrounded by well-maintained properties, this family home offers an exciting opportunity for those looking to customise a space to their exact needs. Set on a generously sized plot with excellent potential for development (STPP), the property currently features three spacious bedrooms, making it perfect for growing families or those seeking flexibility.

The large driveway provides ample off-road parking, complemented by a double garage offering additional storage or the potential for conversion, should you wish to expand. The ground floor comprises a practical layout with a functional kitchen, a substantial open-plan living and dining area ideal for family gatherings, and an inner hallway providing convenient access to the garage.

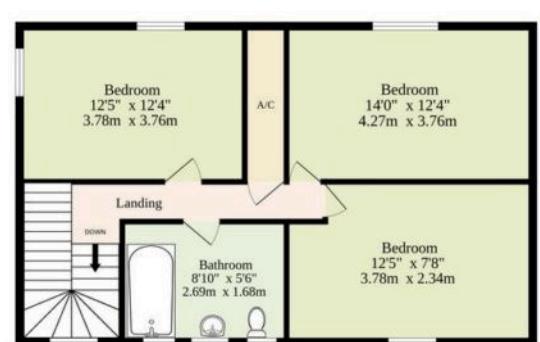
A downstairs WC further enhances the practicality of the home, offering convenience for busy households. On the upper floor, three well-proportioned bedrooms provide plenty of space for personal touches, while the family bathroom completes the interior layout. Although the home requires updating to meet modern standards, it presents a fantastic blank canvas for your creativity and vision.



**Ground Floor**  
835 sq.ft. (77.6 sq.m.) approx.



**1st Floor**  
471 sq.ft. (43.8 sq.m.) approx.



**Including Garage**

**TOTAL FLOOR AREA : 1306 sq.ft. (121.3 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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