

Aldreds
Estate Agents



2 Marine Parade, Gorleston, NR31 6DP

Offers In The Region Of £525,000



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2 Marine Parade

Gorleston, NR31 6DP

- 4 bedroom semi-detached house
- Prime location
- Detached 4-5 vehicle garage
- Partly renovated in 2025
- Ample off road parking
- Sea views
- Substantial size with generous proportions
- First and second floor viewing balconies
- New Worcester combi boiler installed April 2025
- Blank canvas rear reception room with excellent potential

This impressive 4-bedroom semi-detached house offers generous living space across three floors, situated in a prime coastal location with stunning sea views. The home benefits from a substantial layout with well-proportioned rooms and boasts both first and second floor balconies, ideal for enjoying the surrounding scenery. A detached garage accommodates 4 to 5 vehicles, complemented by ample off-road parking. Partly renovated in 2025, with new Worcester combi boiler installed April 2025, the property blends modern and efficient updates with the opportunity to personalize, including a rear reception room presented as a blank canvas with excellent potential. With its size, flexibility and enviable setting, this is a rare opportunity to secure a home with space, style and endless possibilities in a highly desirable area.



Lounge 23'7 x 19'9 (max) (7.19m x 6.02m (max))

Vinyl floor, double glazed bay windows and door to front, media wall, three radiators.

Hallway

Carpet floor, radiator, access to lounge and kitchen, stairs to first floor.

Kitchen 12'0 x 13'5 (max) (3.66m x 4.09m (max))

Vinyl floor, countertops with under counter and wall mounted storage cupboards, free standing oven with extractor, sink and draining board, space for fridge freezer, access through to utility room and rear reception.

Utility (Off Kitchen)

Countertops with under counter and wall mounted storage cupboards, sink and draining board, boiler cupboard with combi boiler (installed April 2025), access to cloak room.

Cloak Room

WC, Basin.





Rear Reception Area 23'9 x 18'6 (max) (7.24m x 5.64m (max))

Double glazed windows and french doors to rear, ceiling lights, access to second utility.

Utility/Rear Lobby (Off Reception)

Double glazed window and door for side access.

First Floor Landing

Carpet floor, double glazed window to side, access to bedrooms and bathroom.

Bedroom 1 19'8" x 23'3" (max) (6.0m x 7.1m (max))

Vinyl floor, double glazed bay window and regular window to front, double glazed door onto balcony. Radiator.

Bedroom 3 15'5" x 11'9" (4.7m x 3.6m)

Vinyl floor, radiator, fitted wardrobes, cupboards and drawers, open access into office space/dressing room area.

Office/dressing room

Double glazed window to rear, access to en-suite.

Directions

From the Gorleston office head south along the High Street, continue over the traffic lights into Lowestoft Road, continue up the hill and past Tesco Express, follow the road around to the left into Park Road, at the T Junction turn left into Marine Parade.



En-suite

Double glazed window to rear, WC, basin, bath tub with wall mounted electric shower, heated towel rail.

Family Bathroom 7'6" x 12'1" (2.3m x 3.7m)

Vinyl floor, double glazed window to rear, double shower cubicle with overhead shower, WC, built in basin with vanity unit, corner bath, large heated towel rail.

Second Floor Landing

Laminate floor, access to bedroom and WC. Double glazed window to side.

Bedroom 2 15'1" x 21'3" (max) (4.6m x 6.5m (max))

Vinyl floor, 2 radiators, double glazed windows to front and side, double glazed double doors to front with access to balcony. Open access through to rear bedroom.

Bedroom 4 15'8" x 12'1" (4.8m x 3.7m)

Vinyl floor, laminate counter tops with wall mounted and under counter cupboards, double glazed double door and window to rear with access to balcony, radiator.

WC

Laminate floor, radiator, WC, sink and draining board on worktop and storage.

Garage

Space for 4-5 vehicles, concrete floor, double glazed windows to front and side, inspection pit, double size up and over garage door, double glazed door to side, electricity connection.

Outside Front

Grass lawn, brick wall with fence boundary, concrete path to front door and around to the rear. Mixed decorative shrubs.

Outside Rear

Large concrete area with shingle driveway space, small patches of grass lawn, Timber farm gate, full ownership of long concrete driveway from Clarence Road to gate.

Tenure

Freehold

Services

Mains gas, water, electric, drainage

Council Tax

Great Yarmouth Borough Council - Band C

Location

Gorleston on Sea is a coastal town 2 miles from Great Yarmouth centre and has a varied selection of local shops * Golf Course * Modern District hospital * Schools for all ages * Library * Regular bus services to the main shopping areas and a sandy beach.

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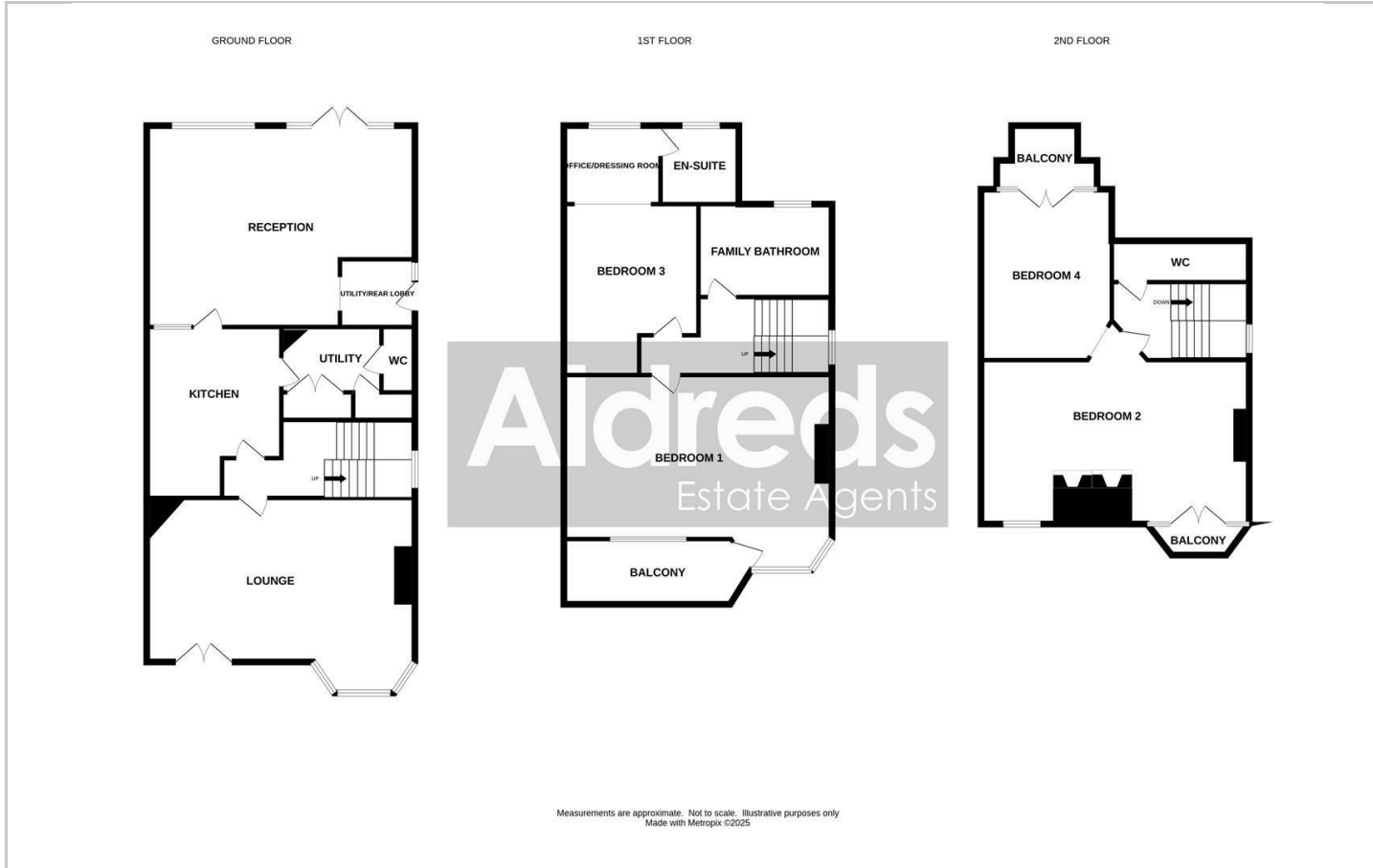
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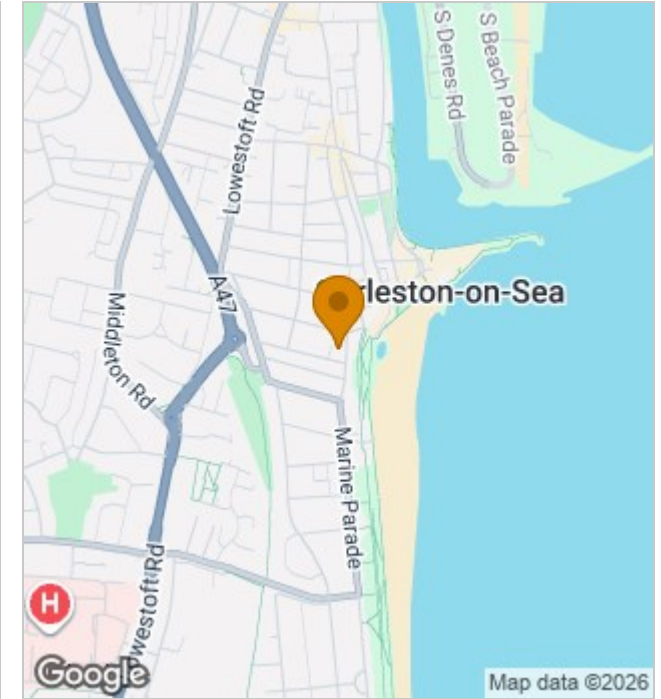
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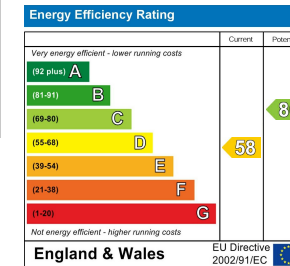
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

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