

**Aldreds**  
Lettings



8 Bately Avenue, Gorleston, NR31 6HJ

£2,000 PCM





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# 8 Bately Avenue , Gorleston, NR31 6HJ

- Stunning 4 Bedroom Detached House
- Large multi-section garage with outstanding conversion potential (subject to planning)
- Conservatory To The Rear
- Popular Location
- A Short Walk To The Beach
- Master Bedroom With Dressing Room Through To En-Suite
- Generous Open Plan Lounge/Dining Room
- Brick Weave Driveway To The Front
- Desirable Gorleston Location
- Amenities And Transport Links Close By

This beautifully presented four bedroom detached house occupies a highly desirable position in Gorleston, offering generous and versatile accommodation well suited to refined family living. The impressive open-plan lounge and dining area forms the central living space, filled with natural light and flows effortlessly into a conservatory overlooking the rear garden. Additionally, a separate office off the lounge/diner provides a practical and well-proportioned space for home working.

The property has been comprehensively updated by the current owners since 2021 and is located just a short walk from Gorleston's iconic Marine Parade. Further benefits include a recently installed boiler, water tank and gas central heating system (late 2025).

Externally, the home features a brick-weave driveway and a substantial 19-metre garage arranged into three distinct sections, currently accommodating a gym and office. This outstanding space presents excellent scope for conversion or integration into the main house, subject to the necessary consents, offering considerable long-term potential. The private rear garden provides a tranquil setting, while the principal bedroom enjoys a dressing room and a high-quality modern en-suite. Ideally positioned close to the beach, well-regarded schools, local amenities and transport links, this is a home that balances coastal lifestyle with everyday practicality.



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## Porch

Tiled floor, double glazed window to front and sides, double glazed door to side.

## Entrance Hall

LVT herring bone floor, access to lounge, kitchen, second lounge, stairs to first floor, radiator, storage under stairs.

## Lounge/Dining Room 19'11" x 30'10" (max) (6.08m x 9.41m (max))

Continuation of herring bone floor, brick fire place with open fire, double glazed window to front, opening to dining area, double glazed windows and sliding door to rear into conservatory, access to office.

## Second Lounge 12'0" x 13'6" (3.68m x 4.14m)

Carpet floor, double glazed bay window to front, radiator.

## Study 7'2" x 7'1" (2.20m x 2.18m)

Carpet floor, double glazed window to front.



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### Conservatory 17'7" x 7'0" (5.36m x 2.14m)

Vinyl floor, double glazed windows and doors to rear and side, radiator, polycarbonate roof.

### Kitchen 16'0" x 11'9" (4.90m x 3.60m)

Almost brand new having been fitted December 2025! Continuation of LVT herringbone floor, quartz work tops, floor to ceiling storage cupboards, under counter fridge, walk in larder, radiator, induction hob, two integrated ovens, integrated oven/microwave, coffee machine, sink with Quooker tap, insinkerator and draining board. Double glazed window and door.

### Utility 8'2" x 9'3" (2.50m x 2.84m)

Tile floor, laminate counter top, space for fridge freezer, washing machine and dryer, sink and draining board, access to garage, WC, storage cupboard and double glazed door to rear garden.

### WC

Laminate floor, double glazed window to side, WC.

### 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 the Albion Public House, turn left into Park Road, turn right into Victoria Road, at the crossroads bear right past the shop into Bately Avenue where the property can be found on the right hand side.



### Garage (with gym area and office) 10'5" x 63'3" (3.2m x 19.3m)

Large flexible space with lots of potential, separated into 3 sections: garage, gym and office. Concrete floor, electric roller door to the front, electric charging point. Office room to the rear with electricity connection, gym in the center, with electricity connection, and patio doors from office to rear garden.

### First floor landing

Carpet floor, access to 4 bedrooms and shower room, skylight with Velux window, radiator.

### Master bedroom 17'6" x 11'9" (5.34m x 3.60m)

Carpet floor, double glazed window to rear, radiator, access through to dressing room and En-Suite.

### Dressing room 9'3" x 6'2" (2.84m x 1.88m)

Carpet floor, hand made bespoke fitted wardrobes and shelving, access to En-Suite.

### En-Suite 9'3" x 11'1" (2.84m x 3.38m)

LVT herringbone floor, radiator, double glazed window to front, WC, heated towel rail, basin with vanity unit, corner spa whirlpool large bath, level access shower cubicle with wall mounted shower.

### Bedroom 2 15'8" x 11'1" (4.80m x 3.38m)

Carpet floor, radiator, double glazed window to front.

### Bedroom 3 11'3" x 14'0" (3.44m x 4.28m)

Carpet floor, radiator, double glazed window to front.

### Bedroom 4 11'3" x 11'1" (3.44m x 3.38)

Carpet floor, radiator, double glazed window to rear.

### Shower room 7'6" x 7'8" (max) (2.30m x 2.36m (max))

Laminate floor, 2 double glazed windows to rear, WC, basin and vanity unit, walk in shower cubicle with wall mounted shower, heated towel rail.

### External Storage Room 8'2" x 4'3" (2.5m x 1.3m)

Brick built store room with access from garden, concrete floor, electricity connection.

### Outside

Front: Brick weave driveway with space for three cars, brick wall boundaries with hedgerow.

Rear: Patio seating area, artificial lawn, decking area, timber fence boundaries.

### Council Tax & Services

Great Yarmouth Borough Council - Band E

Services - Mains gas, electric, water, drainage.

### Additional Information

#### RENT

Rent is exclusive of electricity, gas (unless otherwise specified), Council Tax, water rates, sewerage rates. The rent is payable monthly in advance.

#### TENANCY

6 Months Assured Shorthold.

#### TERMS

NO SMOKING

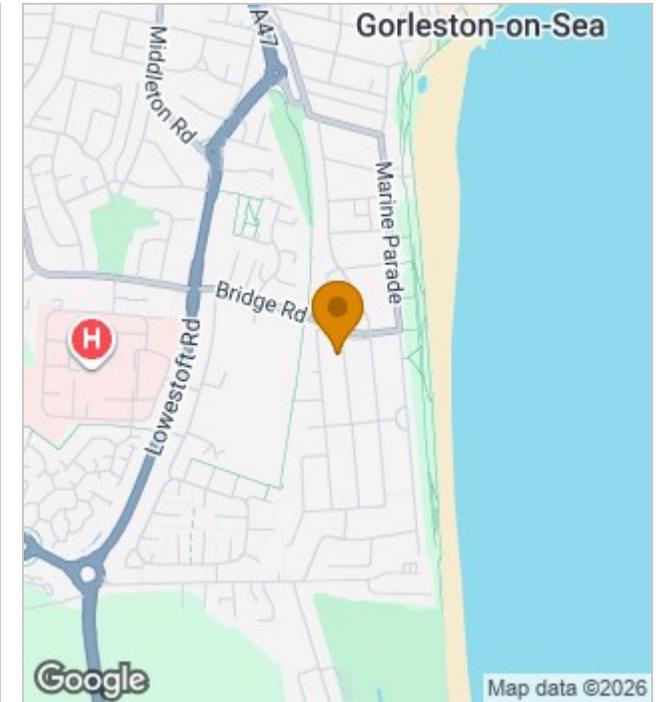
#### ADDITIONAL INFO

All applications for tenancy to be on a form which can be obtained from this office. A non-refundable holding deposit equivalent to one week's rent will be required. This will be transferred towards the first month's rent on commencement of the tenancy. The rent is payable monthly in advance and a Dilapidations deposit equivalent to 5 weeks' rent will also be required when agreements are signed. The Dilapidations Deposit is returnable after completion of a satisfactory tenancy. The aforementioned charges would be payable by bankers draft, a cheque drawn on a Building Society account, cash or Debit Card. NOT A PERSONAL CHEQUE.

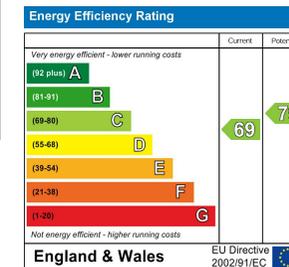
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Aldreds Lettings Office on 01493 849111 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

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