



48 High Road, Gorleston
£450,000

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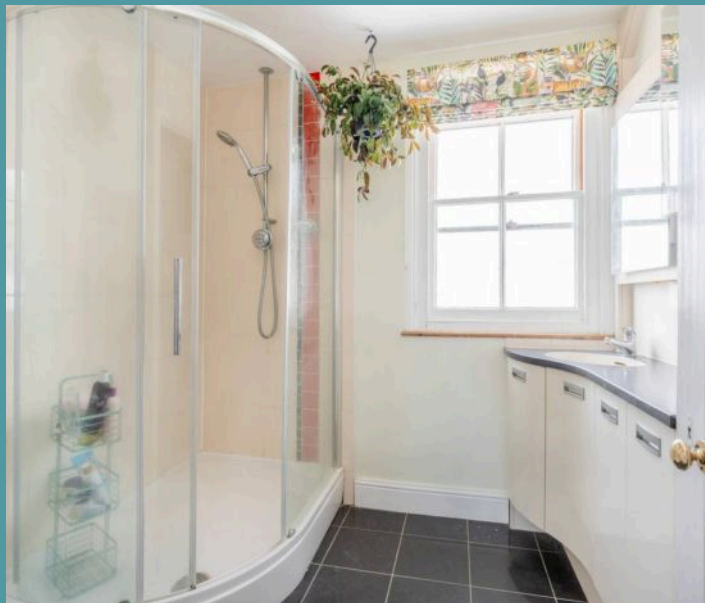
Gorleston, Great Yarmouth

Beautifully characterful and rich with original features, this substantial five-bedroom detached home is perfectly positioned within walking distance of Gorleston's town centre, schools, and the beach. Inside, the property offers four generous reception rooms, two with fireplaces, a spacious kitchen with integrated appliances and a historic feature pump, plus a separate utility room with WC. A bright conservatory extends the living space, while the first floor hosts four well-sized bedrooms, three featuring cast iron fireplaces, along with a shower room and separate WC. The entire top floor is dedicated to the principal bedroom, complete with dressing area, private shower room, and a Juliette balcony with garden views. The enclosed rear garden is filled with mature planting, patio areas, a greenhouse, an ornamental pond, and a brick bunker, with scope for further landscaping or development. A large driveway and covered carport provide ample off-road parking, rounding off this unique and versatile home.

Location

Positioned along High Road in Gorleston, this property enjoys a convenient setting within walking distance of the town centre, local shops, and well-regarded schools. The popular Gorleston beach is just over half a mile away, offering a scenic coastal spot for walks, relaxation, and seasonal events. Residents benefit from excellent public transport links, easy access to the James Paget University Hospital, and a wide range of amenities including cafes, supermarkets, and leisure facilities. The area also offers several green spaces and recreational spots, with Cliff Park and Gorleston Golf Club nearby. With easy road links to Great Yarmouth and the A47, it's well placed for those commuting or exploring the Norfolk coastline.





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Step through the front door into a welcoming entrance hall, finished with tiled flooring and practical understairs storage. From here, you'll find four generously sized reception rooms offering a wealth of character and versatility. Two feature fireplaces, and one room includes decorative coving, ceiling rose, and sash windows that add a traditional charm. One of the rear reception rooms flows through French doors into the garden, creating a lovely indoor-outdoor connection, while another links directly to the kitchen.

The kitchen itself is impressively long, with integrated appliances, a built-in oven and grill with four-ring hob, and a charming feature pump that hints at the property's history. A breakfast bar and a unique porthole-style window add extra interest. An open archway leads into an additional hall area with more storage and a stable-style door into the conservatory, which overlooks the rear garden.

Also on the ground floor is a utility with a WC and further storage, worktops, sink, WC, and space for laundry appliances.

Upstairs, the home offers four well-proportioned bedrooms on the first floor, three of which feature cast iron fireplaces. One includes built-in wardrobes and a vanity area, and another enjoys ornate ceiling details. The fourth bedroom is located through a feature arched doorway at the rear of the landing and also houses the gas boiler. The shower room includes a walk-in cubicle and a vanity unit with under-sink storage, while a separate WC adds convenience.

Stairs rise from the rear bedroom to the second floor, which is entirely dedicated to the principal suite.

- Substantial five-bedroom detached home showcasing original character features including

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This top floor includes a spacious bedroom with a dressing room, two Velux windows, rear garden views, and a side door opening onto a cast iron curved Juliette balcony. A private shower room completes the floor, featuring a walk-in shower, WC, and Velux window.

The rear garden is a generous and enclosed space filled with mature planting, multiple patio areas, a greenhouse, an ornamental pond, and a hidden brick bunker. The garden is ready to be landscaped further and has clear potential for entertaining or relaxing.

To the front, the property offers driveway parking for up to four cars, with a brick wall boundary and up-and-over door into a covered carport.

Agents notes

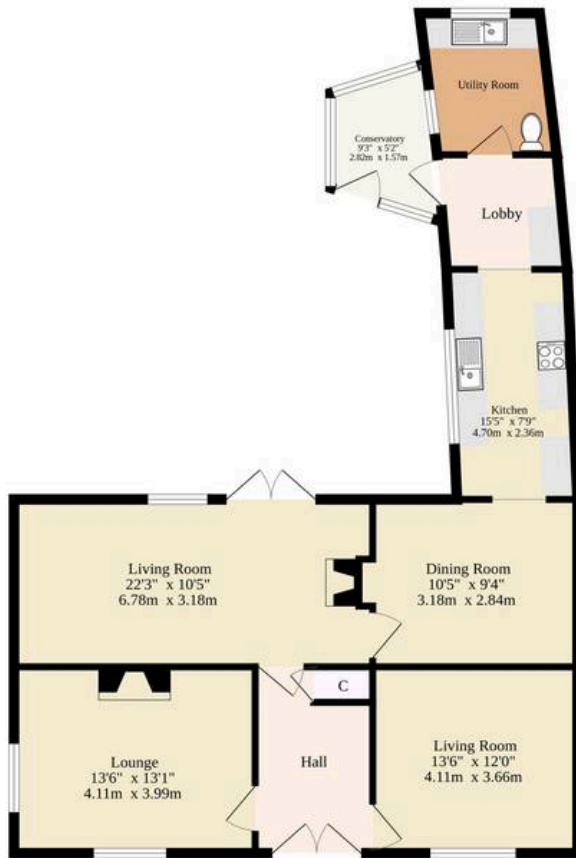
We understand that the property will be sold freehold, connected to all main services.

Heating system- Gas Central Heating

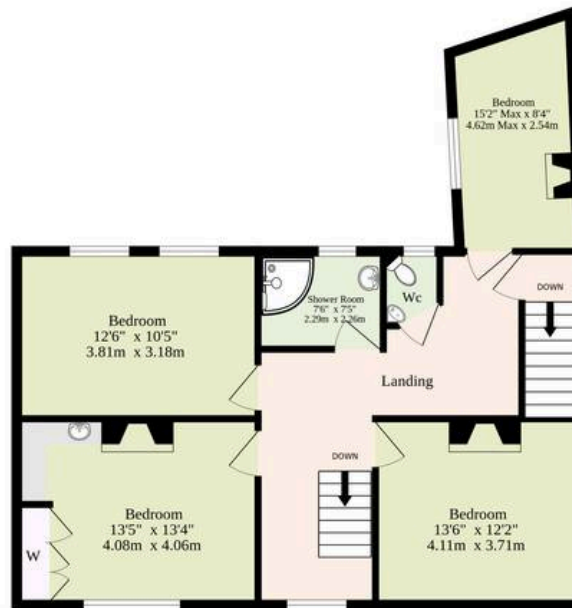
Council Tax Band- F



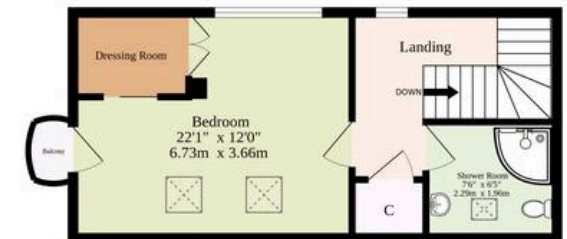
Ground Floor
1023 sq.ft. (95.0 sq.m.) approx.



1st Floor
886 sq.ft. (82.3 sq.m.) approx.



2nd Floor
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 2310 sq.ft. (214.6 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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