



2 East Anglian Way, Gorleston
£375,000

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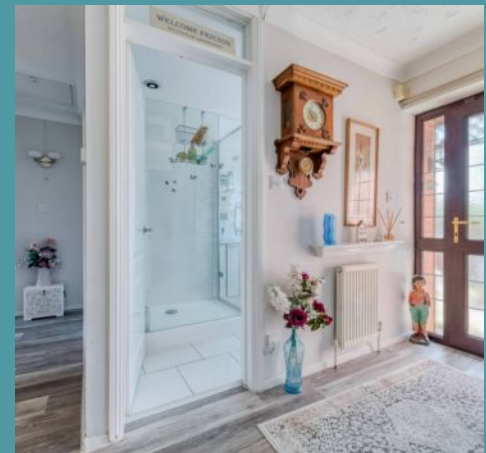
Gorleston, Great Yarmouth

Welcome to East Anglian Way, Gorleston – a beautifully detached three-bedroom bungalow nestled on a generous corner plot just moments from the golden sands of Gorleston beach. This stunning home offers spacious, light-filled living with a warm, coastal charm that flows throughout. All three double bedrooms promise comfort and flexibility, with the master enjoying the luxury of its own ensuite. The inviting lounge opens into a bright conservatory, perfect for relaxing or entertaining with a view of the private, greenery-filled garden. A stylish modern kitchen, off-road parking for four, and an attached garage add to the practicality of this home. With the beach, shops, cafés, and schools all within easy reach, this is seaside living at its finest.

The Location

East Anglian Way, Gorleston is perfectly positioned in one of Gorleston-on-Sea's most desirable residential pockets, offering a lifestyle rich in both convenience and coastal beauty. Just a short stroll from the breathtaking Gorleston beach—famous for its sweeping golden sands, charming promenade, and lively seaside spirit—this location is ideal for those craving a connection to the sea.

Residents of East Anglian Way enjoy easy access to a fantastic range of amenities, including independent shops, cosy cafés, and popular restaurants, as well as well-regarded schools and essential healthcare facilities. With excellent transport links to both Great Yarmouth and the fine city of Norwich, you're effortlessly connected to everything you need. Whether you're dreaming of a laid-back beachside retreat or a vibrant family haven, East Anglian Way delivers the best of coastal living in a truly enviable setting.





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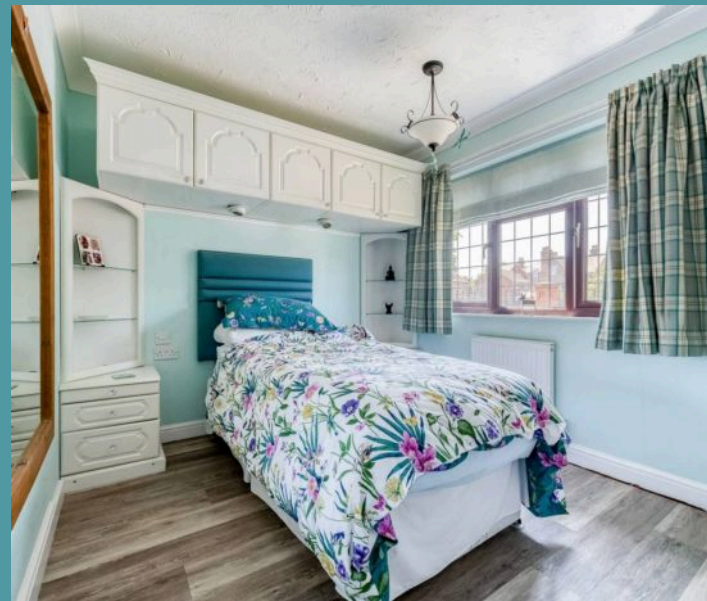
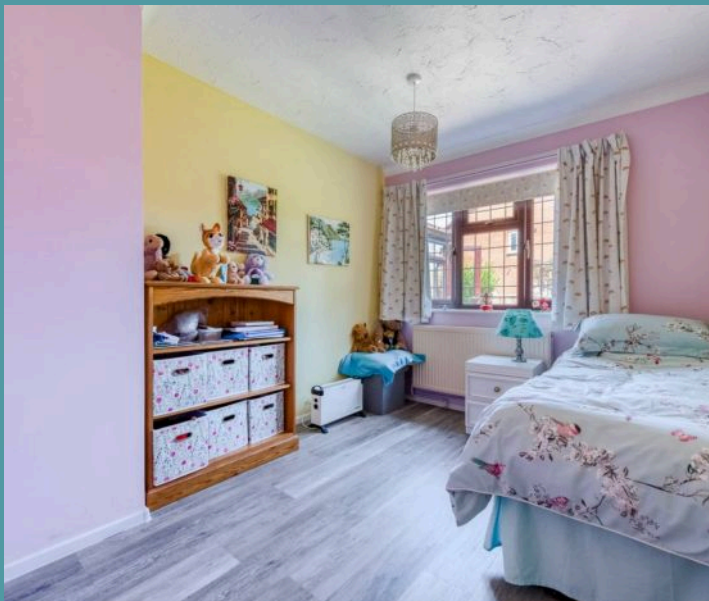
East Anglian Way, Gorleston

Tucked away on a generous corner plot in the sought-after coastal town of Gorleston, this beautifully presented three-bedroom detached bungalow serves an ideal combination of comfort, privacy and lifestyle. Surrounded by a part-walled frontage and a thoughtfully designed walled rear garden, this home provides a quiet setting just moments from the sandy shores and vibrant seafront.

Step inside to discover a bright and spacious hallway that flows effortlessly into the heart of the home. Each of the three bedrooms is a comfortable double, with the master benefitting from its own modern ensuite shower room—ideal for privacy and ease. A second well-appointed shower room serves guests and the additional bedrooms, offering flexible accommodation for family or visiting friends.

The main lounge is a warm, welcoming space with dual-aspect windows that invite in natural light. From here, sliding doors open into a delightful conservatory, providing a seamless transition to the outdoors and creating a perfect spot to unwind.

The flow between these living spaces captures the essence of coastal living—easygoing and full of light.





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At the rear of the home, the modern kitchen impresses with its contrasting cabinetry and contemporary finishes. It offers direct access to the parking area. Every detail has been considered for both function and style, with ample storage and workspace to make home cooking a joy.

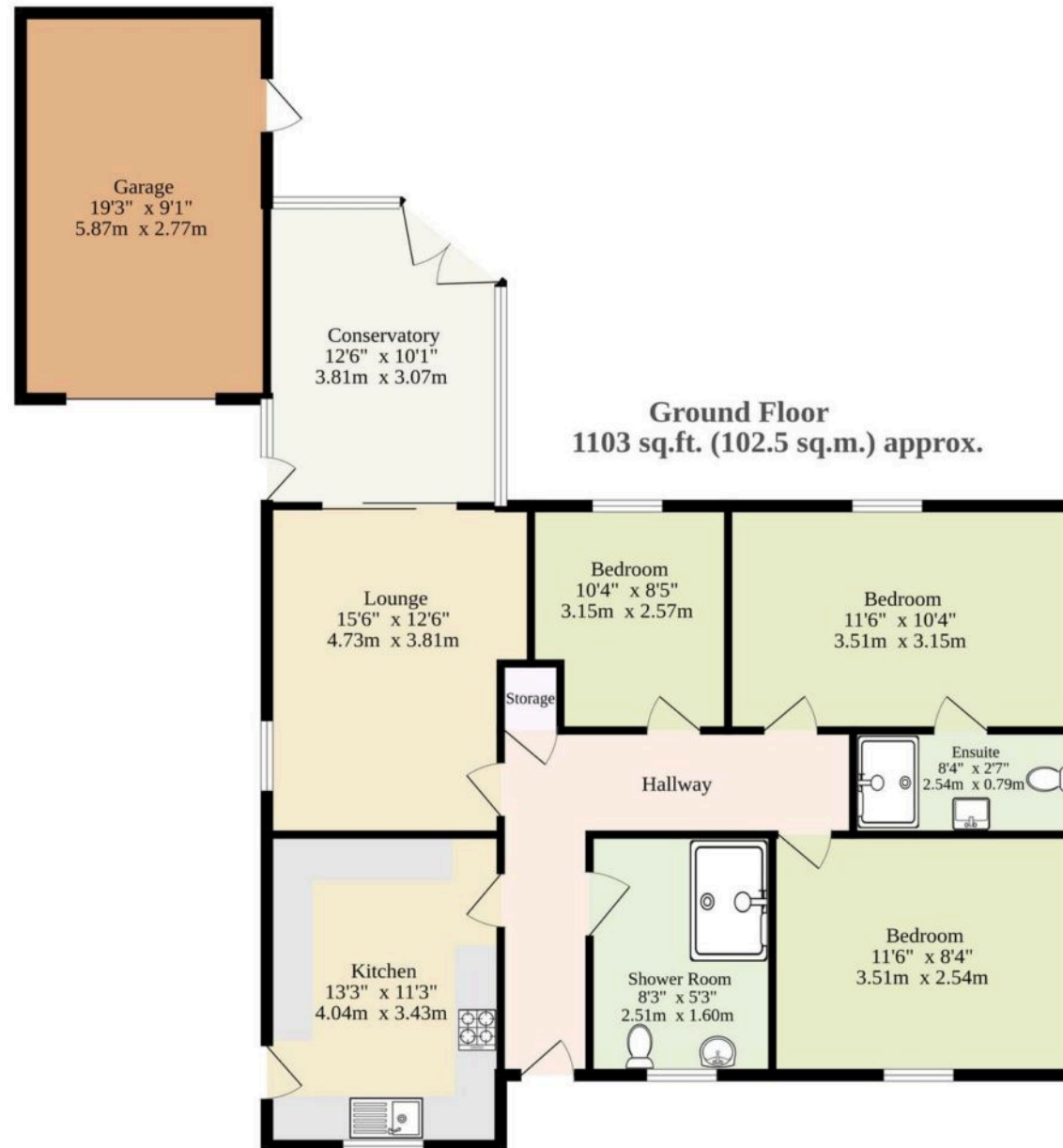
Outside, the walled rear garden is low-maintenance yet bursting with greenery, offering a lovely setting to enjoy the slower pace of seaside life. Whether you're gardening, sunbathing, or simply enjoying the sea breeze, this space feels like your own private oasis. To the front, off-road parking for four vehicles and an attached garage provide practicality.

Agents Note

Sold Freehold

Connected to all mains services - gas central heating





Ground Floor
1103 sq.ft. (102.5 sq.m.) approx.



TOTAL FLOOR AREA : 1103 sq.ft. (102.5 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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