



40 Fastolff Avenue, Gorleston

Great Yarmouth



£215,000
Minors & Brady

40 Fastolff Avenue

Gorleston, Great Yarmouth

Introducing this beautifully updated end-of-terrace home, ideally positioned in the heart of Gorleston-On-Sea. A perfect choice for first-time buyers, growing families, or investors, this move-in-ready residence was fully refurbished in 2019, including a complete re-wire, new central heating system, and modern flooring throughout. The inviting sitting room sets the tone for relaxed living, while the open-plan kitchen and dining area is both stylish and functional—featuring contemporary cabinetry, integrated appliances, and ample space for daily life or entertaining. Upstairs, three well-sized bedrooms and a modern family bathroom provide comfortable accommodation. Outside, a private, well-kept garden with a patio, lawn, and timber shed. This home is ready to welcome its next chapter.



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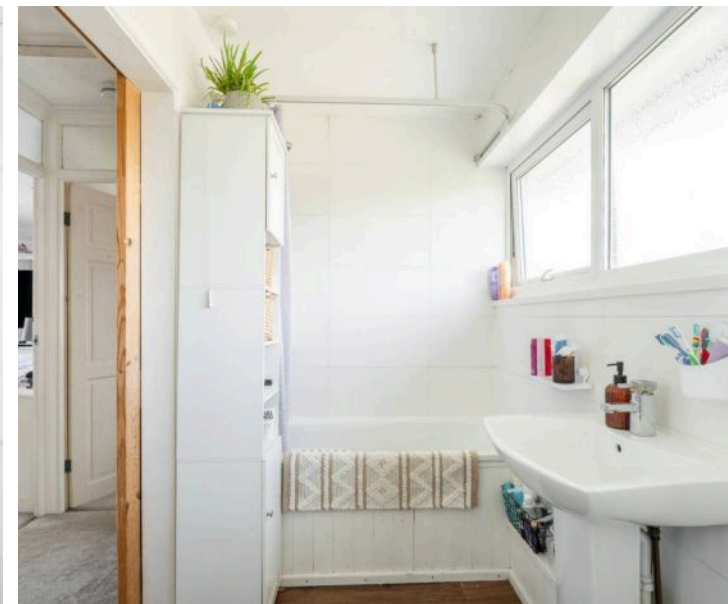
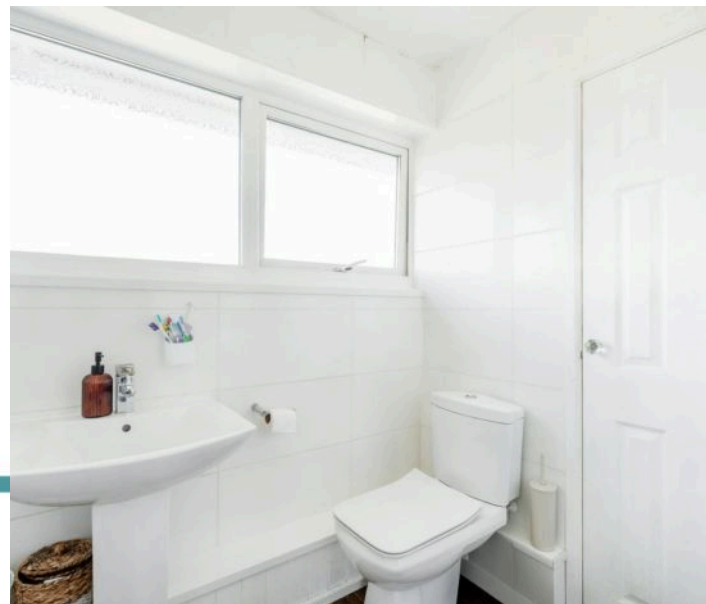


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40 Fastolff Avenue

Gorleston, Great Yarmouth

- End of terrace residence in the coastal town of Gorleston-On-Sea
- Perfect choice for first time buyers, families or investors
- Comfortable and contemporary design, ready for you to move straight in!
- Full re-wire, new central heating system and flooring done in 2019
- Sitting room inviting relaxation and entertaining
- Open-plan kitchen/dining room equipped with modern cabinetry, an integrated oven, a dishwasher, a fridge/freezer and space for a washing machine
- Three bedrooms and a bathroom
- A private, well-maintained garden featuring a patio area, a laid to lawn and a timber storage shed
- Close to local shops, schools, healthcare facilities and transport links

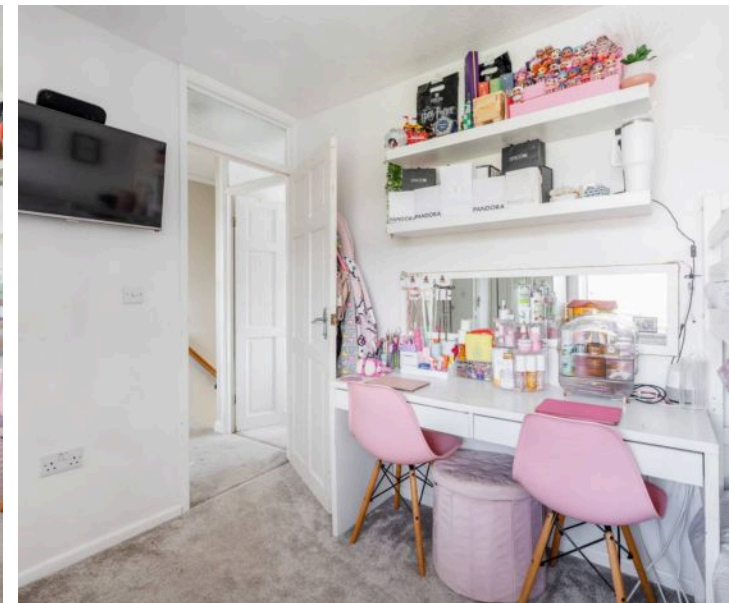


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Location

Fastolff Avenue is a well-situated residential street in Gorleston-on-Sea, a coastal suburb of Great Yarmouth in Norfolk. Nearby Magdalen Way and Lowestoft Road offer a variety of independent shops, takeaways, convenience stores, and small supermarkets. Larger retailers such as Tesco and Morrisons are also within easy driving or bus distance. For families, the area is well served by local schools including Peterhouse Primary Academy, Ormiston Herman Academy, and Ormiston Venture Academy, all within walking distance. Healthcare needs are met by several nearby GP practices and dental surgeries, and the well-regarded James Paget University Hospital is less than a mile away, providing comprehensive NHS services. Public transport links are strong, with regular bus services connecting residents to central Great Yarmouth, Lowestoft, and Norwich. For road users, the nearby A47 offers direct access to Norwich and other major routes across East Anglia.



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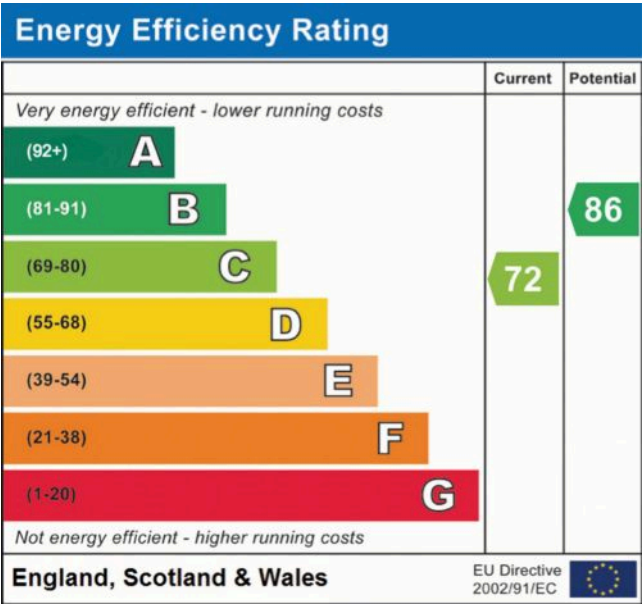
Gorleston, Great Yarmouth

The home was thoughtfully renovated in 2019 with a full re-wire, a brand new central heating system, and contemporary new flooring throughout—ensuring modern comforts from the moment you step inside. Its comfortable, move-in-ready condition means you can start enjoying the lifestyle it offers without delay.

The sitting room is a warm and inviting space, ideal for cosy evenings in or casual entertaining. Natural light pours in, creating an atmosphere that's both relaxing and welcoming. Flowing seamlessly through to the rear of the home is an open-plan kitchen and dining area—perfect for both everyday living and hosting guests. The kitchen features sleek, modern cabinetry and is fully equipped with an integrated oven, dishwasher, fridge/freezer, and generous space for a washing machine and tumble dryer, making it as practical as it is stylish.

Upstairs, you'll find three well-proportioned bedrooms offering flexibility for families, home working, or guests. The bathroom continues the home's fresh, modern feel, with tasteful fittings and a clean design.

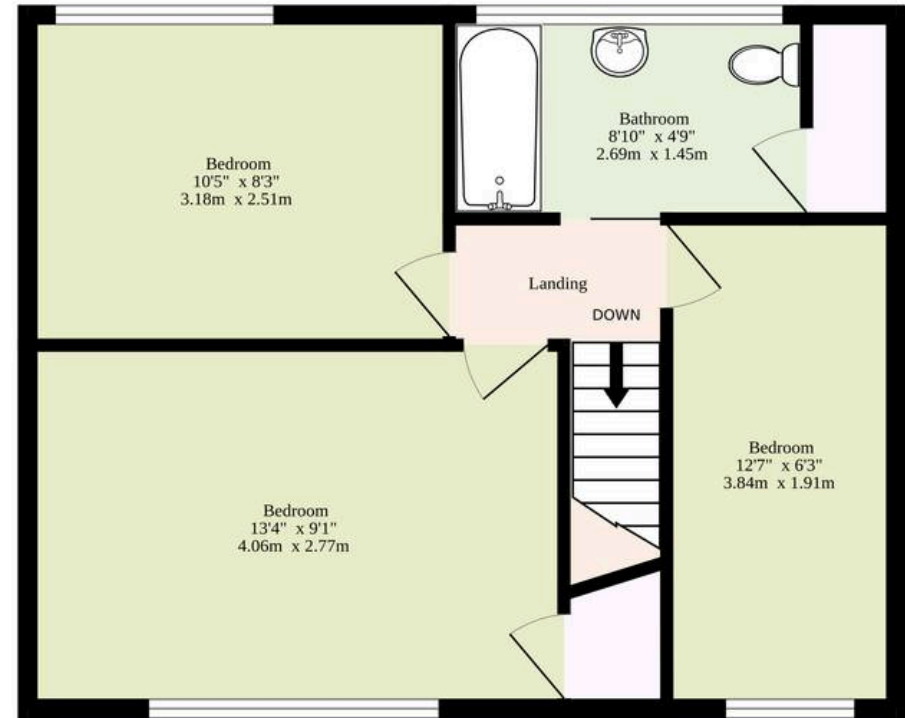
Outside, the private garden features a paved patio area that provides the ideal setting for summer dining or morning coffee, while a well-maintained lawn offers space for children to play or for green-fingered owners to make their mark. A timber storage shed provides convenient outdoor storage for tools, bikes, or garden furniture.



Ground Floor
387 sq.ft. (36.0 sq.m.) approx.



1st Floor
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 785sq.ft. (72.9 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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Senior Property Consultant



Meet *James*
Property Consultant



Meet *Lauren*
Property Consultant

Minors & Brady
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