



22 Albemarle Road, Gorleston

Great Yarmouth



Minors & Brady

22 Albemarle Road

Gorleston, Great Yarmouth

Enjoying a desirable position in Gorleston, just a short stroll from the sandy beach and popular Marine Parade, this beautifully presented mid-terrace home offers character, comfort and convenience. The ground floor features a welcoming dining room with a charming fireplace, a generous lounge filled with natural light and a modern fitted kitchen with integrated appliances and French doors that open to the garden, along with the benefit of a downstairs WC. Upstairs, two well-proportioned double bedrooms with feature fireplaces are complemented by a versatile third room and a contemporary family bathroom. To the rear, the south-facing garden provides a patio, decked seating area, lawn and storage shed, while an allocated off-road parking space completes this appealing home. Excellent access to shops, restaurants, schools, and James Paget University Hospital further enhances the location.

Location

Albemarle Road is set in a desirable part of Gorleston, just a short distance from the sandy beach and popular Marine Parade, offering plenty of opportunities for seaside walks and leisure. The property enjoys excellent access to the town's wide range of amenities, including supermarkets, high street shops, restaurants, and cafes. Well-regarded schools, both primary and secondary, are within easy reach, as is the James Paget University Hospital. Strong transport links connect the area to Great Yarmouth and Lowestoft, while Norwich can be reached by car or train for wider shopping, business, and cultural facilities. Families will also appreciate the abundance of nearby parks and recreational spaces. The location is highly convenient for those seeking a coastal lifestyle with all the essentials close at hand.

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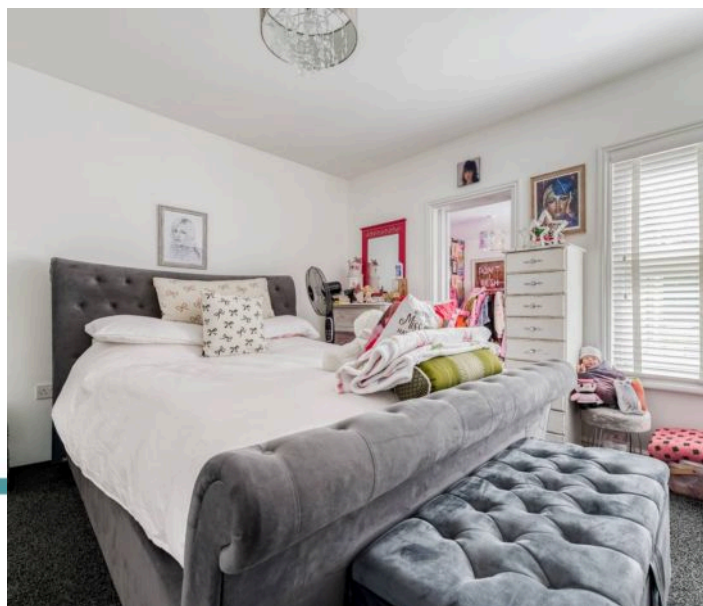
Step inside through the front door and you are welcomed into the dining room, a bright and versatile space that works equally well for family meals, entertaining friends or even as a second sitting room. Stylish wood-effect flooring runs throughout, and the charming feature fireplace adds character and warmth, creating a homely atmosphere that immediately sets the tone.

From here, continue into the generous lounge, which is filled with natural light and offers plenty of room for a range of seating arrangements. It is an ideal spot for relaxing evenings, larger gatherings, or simply enjoying the calm of everyday living. The wood-effect flooring ties the space together beautifully, while a large understairs cupboard provides excellent practical storage. This room leads directly into the kitchen, allowing for easy interaction between spaces and giving the ground floor a welcoming, flowing feel.

The kitchen itself is modern and thoughtfully arranged, fitted with a range of units and worktop space. Integrated appliances include a gas hob, oven with extractor, fridge freezer and dishwasher. French doors open directly out to the garden, creating a lovely indoor-outdoor connection, while the convenience of a downstairs WC adds to the practicality.

Heading upstairs, you will find three bedrooms. Two are well-proportioned doubles, each enhanced by character fireplaces and built-in storage cupboards, while the third room, accessed through one of the doubles, provides a versatile additional space that could serve as a study, dressing room or child's bedroom. All rooms feature comfortable carpet flooring.

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The family bathroom is finished to a modern standard, fitted with a P-shaped panel bath with a shower over and tiled surround, complemented by a WC, wash basin and smart tiled flooring. Additionally, the home is fitted with double-glazing throughout.

Outside, the property offers a generous and low-maintenance rear garden, fully enclosed for privacy. There is a paved patio for outdoor dining, a decked seating area ideal for relaxing, and a lawn providing further space for children, pets or planting. The garden is large enough to enjoy throughout the seasons, while still being easy to care for. A useful storage shed adds practicality, and a rear access gate provides convenience.

The home also benefits from an allocated off-road parking space, making it as convenient as it is attractive.

Agents notes

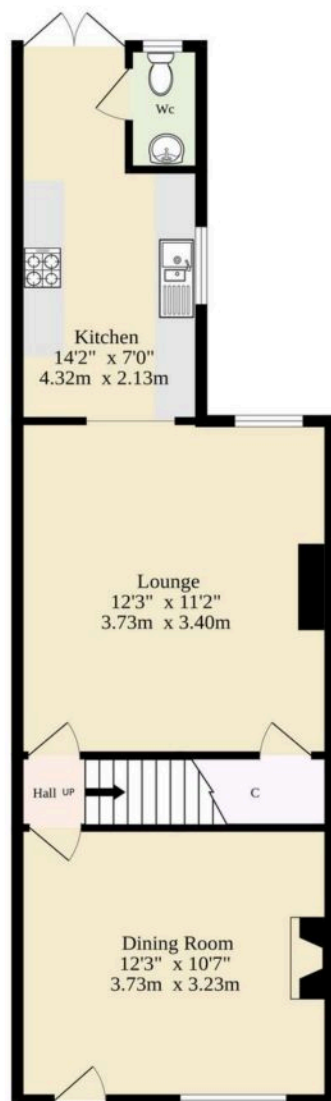
We understand that the property will be sold freehold, connected to all main services.

Heating system- Gas Central Heating

Council Tax Band- B



Ground Floor
407 sq.ft. (37.8 sq.m.) approx.



1st Floor
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 817 sq.ft. (75.9 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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Dreaming of this home? Let's make it a reality



Meet *Sarah*
Senior Property Consultant



Meet *James*
Property Consultant



Meet *Lauren*
Property Consultant

Minors & Brady
Your home, our market

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