



4 The Fields Burgh Road, Gorleston

Great Yarmouth



Minors & Brady



## 4 The Fields Burgh Road

Gorleston, Great Yarmouth

Turn-key yet not crowded, this stunning home sits within a beautiful red brick enclave of just seven family residences, offering privacy and a sense of community. The property boasts a generous driveway and an attractive frontage, with a welcoming porch leading into a light-filled hallway. Inside, the ground floor features a versatile study, formal sitting room, and an impressive kitchen/dining/family space with bi-fold doors opening to the landscaped garden. A self-contained annex provides a private bedroom, shower room, and living area, ideal for multi-generational living. Upstairs, four double bedrooms with bespoke Sharps furniture include two en suites and a luxurious family bathroom with a freestanding bath and walk-in shower. The rear garden offers patios, lawns, sheltered spaces, and a studio/gym with hot tub area, blending outdoor living with relaxation and practicality.



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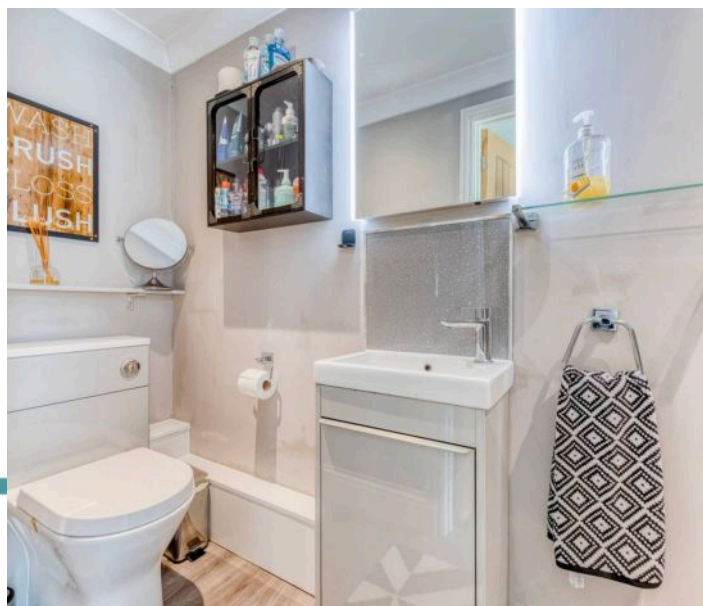
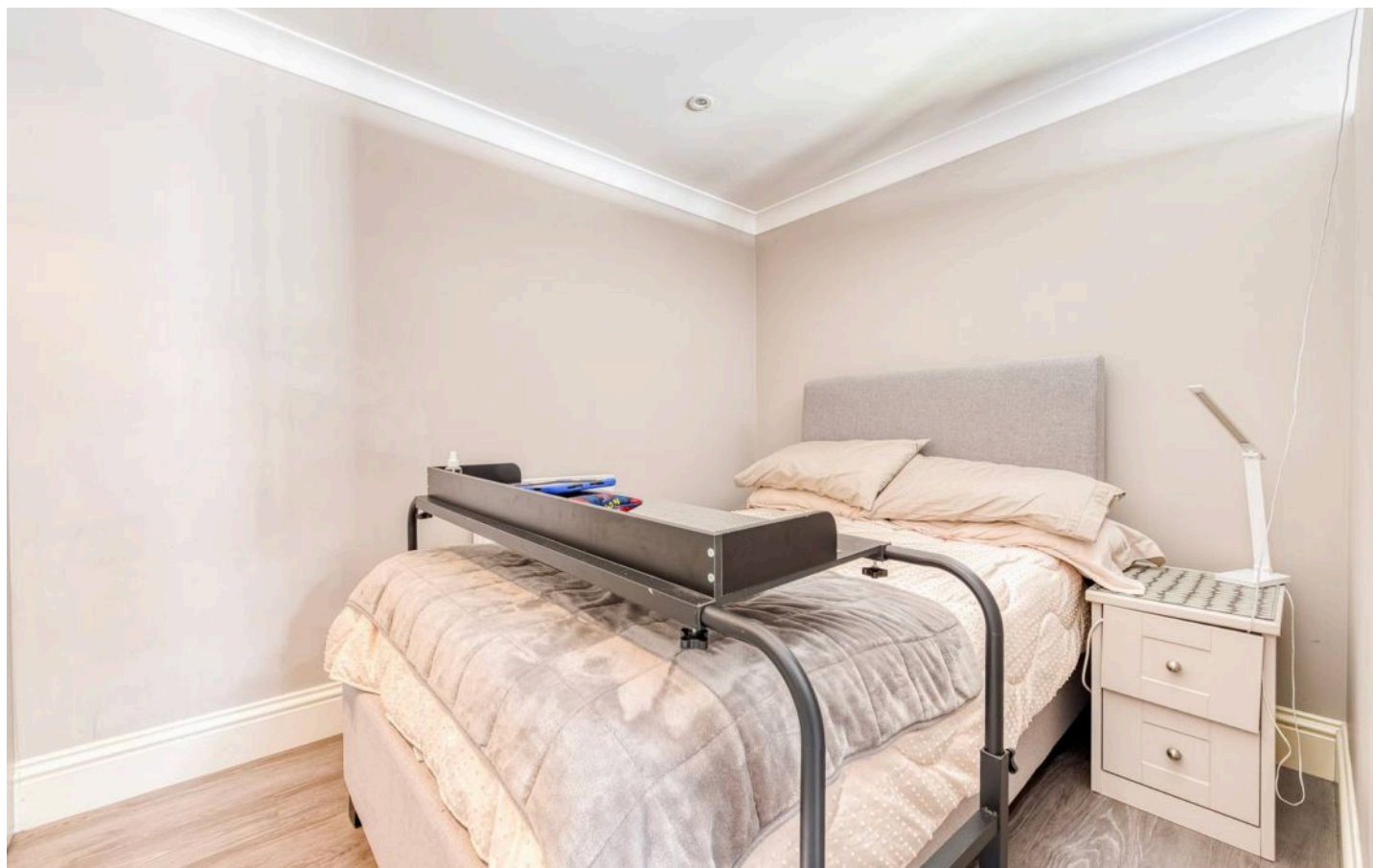
Gorleston, Great Yarmouth

### The Location

Situated in the ever-popular coastal town of Gorleston, Cross Road enjoys a well-connected and welcoming setting, just a short stroll from the bustling High Street and within easy reach of the beautiful seafront. This friendly neighbourhood is known for its strong sense of community, where neighbours look out for one another and local events bring people together. You'll find everything you need close at hand, from supermarkets and excellent schools to charming cafes, pubs and a variety of independent shops that give the area its character.

Gorleston's award-winning beach is one of its greatest treasures, boasting a long stretch of soft golden sand, a scenic promenade, and plenty of spots to enjoy an ice cream or watch the world go by. It's a fantastic place for morning walks, summer picnics, or family days out by the sea. For those who commute or like to explore further afield, excellent public transport links and easy access to the A47 make travelling simple and convenient.

The nearby James Paget University Hospital is a major local employer, and a range of leisure facilities – from sports clubs to parks and theatres – ensure there's always something to do. All in all, it's the kind of location that offers the perfect balance of coastal charm, everyday convenience, and a real sense of belonging.



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Gorleston, Great Yarmouth

### The Fields, Burgh Road, Gorleston

This stunning modern family home sits at the end of a quiet cul-de-sac within an exclusive executive enclave of just seven properties, offering privacy with no overlooking neighbours. The exterior presents a timeless, red brick façade with an attractive frontage and a generous driveway providing off-road parking for multiple vehicles.

A welcoming porch shelters you from the elements before stepping inside to a spacious, light-filled hallway that immediately sets the tone for the home's design.

The ground floor offers a versatile study with built-in storage, ideal for working from home, while rich wooden elements, including internal doors, flooring, and a staircase, bring warmth and character throughout the home.

A convenient guest WC completes the entrance area. The formal sitting room is bathed in natural light and opens through French doors into the impressive kitchen/dining/family room. The kitchen/dining room features a sleek modern gloss design in contrasting monochrome and white tones, with plinth lighting beneath the units, high-quality fixtures and bi-fold doors that connect the interior to the landscaped rear garden.

The adjoining utility room provides practical access to the boiler room.





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The property's annex, formerly a double garage, has been transformed into a ground-floor sitting area with its own bedroom and shower room, offering flexible multi-generational living or private guest accommodation.

Upstairs, a large landing leads to four beautifully appointed double bedrooms, all fitted with bespoke Sharps furniture and built-in storage. The principal suite and the second bedroom each enjoy their own en suite showers, while the remaining two bedrooms are served by a luxurious four-piece family bathroom, complete with a freestanding bath and a large walk-in shower, blending style with functionality.

The rear garden is thoughtfully landscaped with lawns, patios and sheltered areas for outdoor living. A separate outbuilding provides a studio, gym, and hot tub area, creating the perfect space for relaxation, exercise, or hobbies.

Additional features include a garden shed and PVC fencing for low maintenance, all while maintaining a peaceful, country-like atmosphere. This home is ready to move into and is perfect for families seeking a stylish, turn-key property that combines contemporary comfort, flexible living spaces, and a sense of space and privacy rarely found in popular seaside towns.

### Agents Note

Sold Freehold

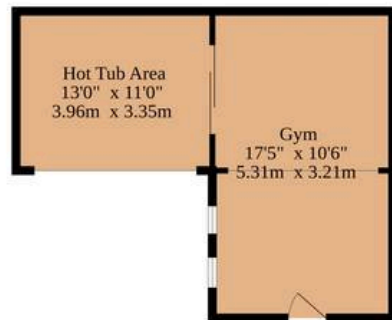
Connected to all mains services.

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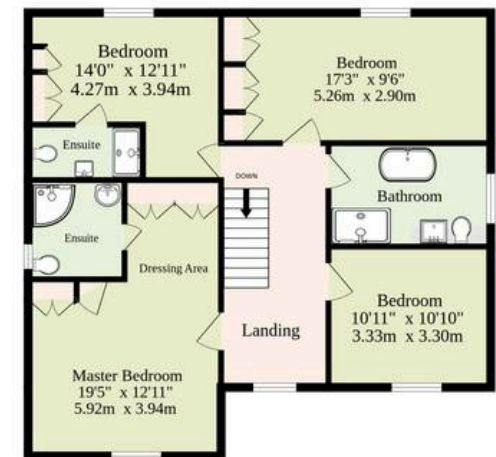
Hot Tub Area &  
Outbuildings  
403 sq.ft. (37.4 sq.m.) approx.



Ground Floor  
1169 sq.ft. (108.6 sq.m.) approx.



1st Floor  
907 sq.ft. (84.3 sq.m.) approx.



**TOTAL FLOOR AREA : 2479 sq.ft. (230.3 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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