



167 Burgh Road, Gorleston

Great Yarmouth



£285,000  
Minors & Brady



# 167 Burgh Road

## Gorleston, Great Yarmouth

Chain-free and full of potential, this detached two-bedroom bungalow is perfectly positioned in one of Gorleston's most sought-after locations, offering convenience and a welcoming community feel. Set on a generous plot with gated driveway, garage, and private enclosed gardens, it provides excellent space both inside and out. The large rear garden, with lawn, patio, and mature planting, is a blank canvas for landscaping, entertaining areas, or even a garden studio. Inside, the home features two bright double bedrooms, a comfortable lounge, sun room, and a well-sized kitchen with direct garden access. A converted loft with two additional rooms adds valuable flexibility, ideal for home working, hobbies, or occasional guests. Brimming with scope for modernisation or extension (STPP), this property offers an exciting opportunity for buyers looking to create their dream home.

- Chain-free sale for a smoother transaction
- Huge potential for modernisation or extension (STPP)
- Sought-after Gorleston location close to High Street, beach, and amenities
- Generous plot with gated driveway, garage, and front/rear gardens
- Two well-proportioned double bedrooms filled with natural light
- Bright lounge leading to sun room with garden views
- Spacious kitchen with direct access to the rear garden
- Converted loft providing two additional versatile rooms
- Separate shower room and WC for convenience
- Private rear garden with lawn, patio, mature planting, and two ponds







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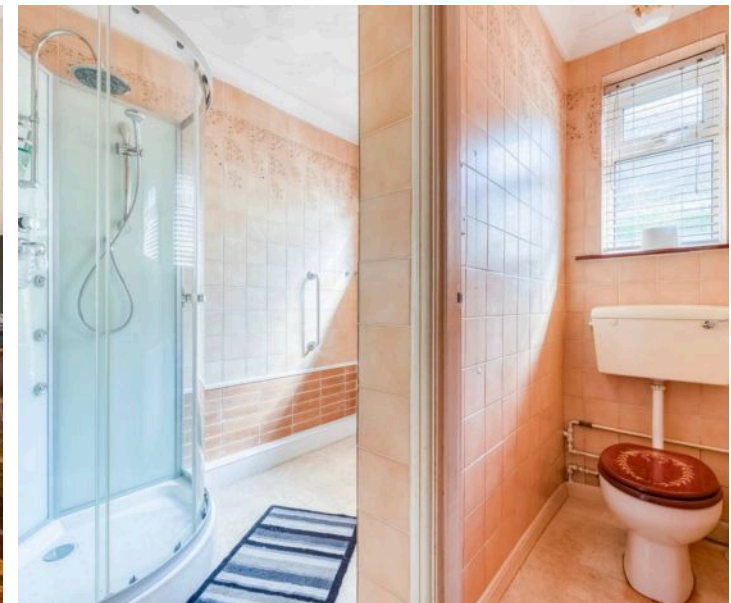
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Gorleston, Great Yarmouth

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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## Burgh Road, Gorleston

Set within a highly desirable part of Gorleston, this detached two-bedroom bungalow offers a fantastic opportunity for those looking to put their own stamp on a property. Occupying a generous plot with front and rear gardens, gated driveway, garage, and a versatile loft conversion, it's brimming with possibilities for modernisation or extension (subject to necessary permissions).

Inside, the home features two well-proportioned double bedrooms to the front, both offering ample space and natural light. A comfortable lounge leads through to a bright sun room that overlooks the garden, creating a pleasant space to relax or entertain. The kitchen is a good size with plenty of storage and direct access to the rear garden, offering an ideal starting point for a stylish redesign or open-plan transformation.

The shower room is separate from the WC, providing a practical arrangement that could be easily reconfigured during refurbishment. The loft has been converted into two rooms, accessed via a pull-down ladder, and could be used for hobbies, a home office, or additional guest space, subject to the appropriate approvals.



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Outside, the property continues to impress with a gated brick weave driveway leading to the garage and a front garden filled with mature shrubs and planting. The enclosed rear garden enjoys a good degree of privacy and features a mix of lawn, patio, established borders, and two ponds. With its size and layout, it's a blank canvas for landscaping, entertaining areas, or even a garden studio.

This is a rare opportunity to secure a detached bungalow in a sought-after location, with the advantage of being chain-free for a smooth, swift purchase. Whether you're downsizing, investing, or seeking a renovation project, this property offers endless potential in a prime Gorleston setting.

Agents Note

Sold Freehold

Connected to all mains services.

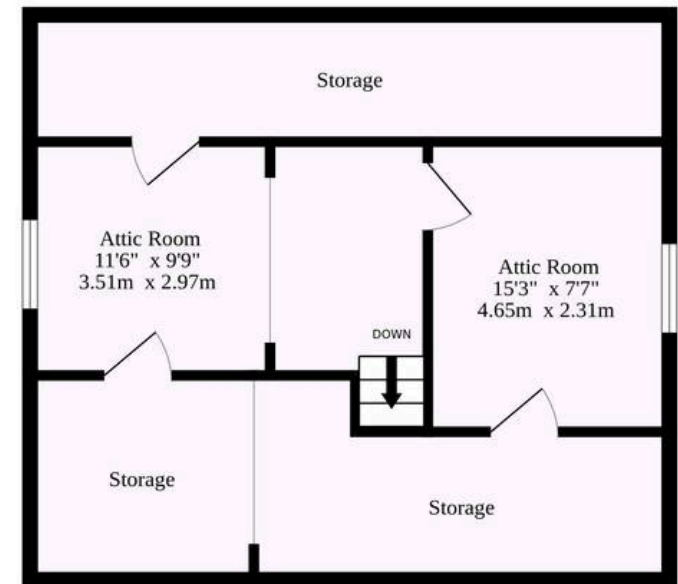
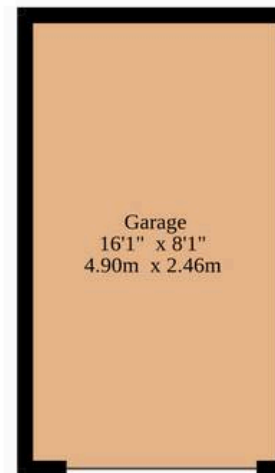


M&B



Ground Floor  
888 sq.ft. (82.5 sq.m.) approx.

1st Floor  
490 sq.ft. (45.5 sq.m.) approx.



Including Eaves Storage

TOTAL FLOOR AREA : 1378 sq.ft. (128.0 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



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*Meet James*  
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*Meet Lauren*  
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