



31 Salk Road, Gorleston

Great Yarmouth



Minors & Brady



## 31 Salk Road

Gorleston, Great Yarmouth

Step inside this beautifully presented detached residence, where modern style meets easy family living. A welcoming entrance hall with guest WC leads to a spacious sitting room and an open-plan kitchen/dining area, complete with sliding bi-fold doors opening to a raised deck for seamless indoor-outdoor entertaining. Upstairs, three well-appointed bedrooms include a private en-suite to the main, complemented by a contemporary family bathroom. Outside, a fully enclosed garden with lawn and terrace offers a private retreat, while a brick-weave driveway and garage provide practical parking and storage.







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## 31 Salk Road

Gorleston, Great Yarmouth

- Detached residence proudly positioned in the coastal town of Gorleston-On-Sea
- Beautiful family home, ready for you to make it your own!
- Spacious sitting room inviting relaxation and entertaining
- Open-plan kitchen/dining room featuring sliding bi-fold doors that opens onto the decked terrace, creating a seamless flow for summer entertaining
- Kitchen equipped with modern cabinetry, an integrated oven, a fridge/freezer, under-counter areas for appliances and a breakfast bar unit
- Three bedrooms, a private en-suite and a family bathroom
- West-facing garden with a raised decked terrace where the current owners have a hot tub and seating arrangements, perfect for outdoor dining and relaxation
- A brick-weave driveway providing off-road parking
- A garage for storage options
- Close to the coast, local shops, schools for all ages, healthcare facilities and transport links



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Gorleston, Great Yarmouth

## Location

Salk Road is a quiet residential street in the Gorleston area of Great Yarmouth, Norfolk. The street benefits from a peaceful, suburban atmosphere while remaining within easy reach of local amenities. Residents can access a variety of shops and services nearby, including small grocery stores, bakeries, cafés, and independent boutiques along the High Street, offering convenient everyday essentials. For families, several schools are within walking distance, such as Cliff Park Ormiston Academy for secondary education and nearby primary schools catering to younger children, ensuring accessible educational options for all ages.

Healthcare needs are well covered, with local GP surgeries and dental practices close by, and the area is also within a short drive of the larger hospital facilities in Gorleston, providing comprehensive medical care. Transport links are strong: local bus routes run frequently through the area connecting to Great Yarmouth town centre, the surrounding suburbs, and key destinations like Lowestoft, while nearby main roads provide easy access to the A47 and regional road network. Overall, Salk Road combines the convenience of nearby amenities with a calm residential setting, making it a well-rounded location for families, professionals, and retiree.



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From the moment you step inside, a welcoming entrance hall sets a warm tone, complete with a convenient guest WC. The spacious sitting room provides an inviting retreat for quiet evenings or lively gatherings, while the heart of the home is the open-plan kitchen and dining area. Here, modern cabinetry and an integrated oven are complemented by a fridge/freezer, under-counter appliance space, and a stylish breakfast bar, perfect for casual meals or morning coffee. Sliding bi-fold doors open directly onto a raised, decked terrace, creating a seamless indoor-outdoor flow that makes summer entertaining effortless.

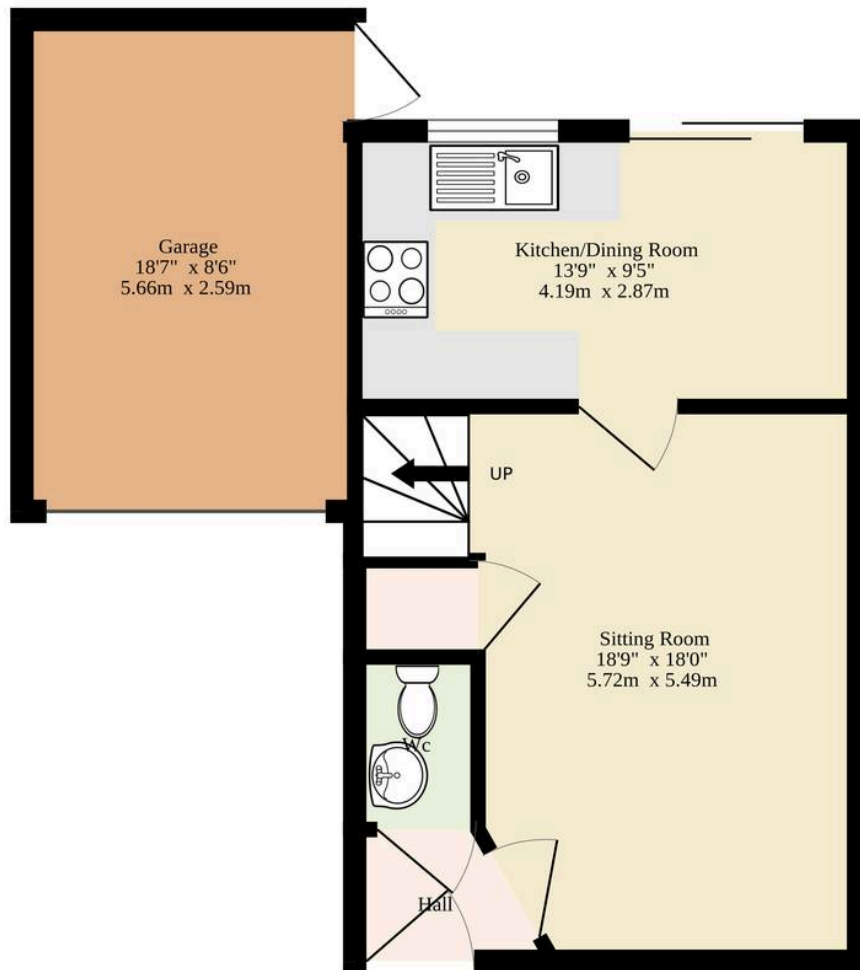
Upstairs, you'll find three well-proportioned bedrooms, including a master bedroom with its own private en-suite, alongside a contemporary family bathroom. Outside, the landscaped garden is west-facing and fully enclosed for privacy, featuring a maintained lawn and mature shrubbery. The elevated deck is ideal for al fresco dining or evening relaxation, currently enjoyed as a hot-tub and a seating area. The garden has automatic sprinklers installed.

At the front of the residence is a brick-weave driveway offering off-road parking for two/three vehicles and a garage for secure storage. Ready to welcome its next chapter, this beautiful family home captures the relaxed coastal lifestyle that makes Gorleston-on-Sea so desirable.

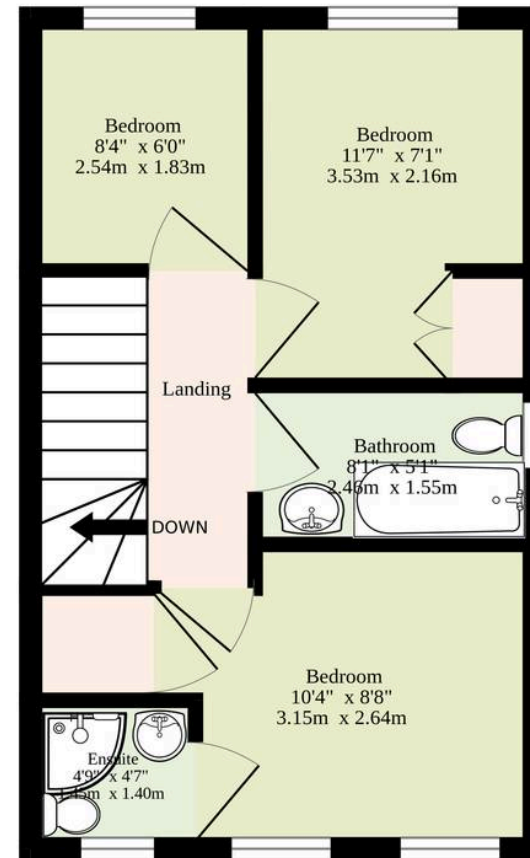


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

Ground Floor  
665 sq.ft. (61.8 sq.m.) approx.



1st Floor  
335 sq.ft. (31.1 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 1000 sq.ft. (92.9 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



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Senior Property Consultant



Meet *James*  
Property Consultant



Meet *Lauren*  
Property Consultant

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