



12 Barnard Close, Gorleston

Great Yarmouth



Minors & Brady

12 Barnard Close

Gorleston, Great Yarmouth

Set in the heart of the picturesque seaside town of Gorleston-on-Sea, this beautiful four-bedroom detached home perfectly slots into the vibrant coastal community lifestyle. Bursting with natural light and thoughtfully designed living spaces, it offers the perfect balance of relaxed family living and stylish interiors. From the welcoming entrance hall to the spacious living areas and charming conservatory, every corner exudes comfort and sophistication. Ideal for families, it combines versatile accommodation with a seamless flow between indoor and outdoor spaces. Just moments from Gorleston Beach, local shops, cafés, and excellent schools, it truly offers the best of seaside living. A driveway, garage, and beautifully maintained garden complete this exceptional family home, ready to be enjoyed from day one.

- Bright and spacious entrance hall welcoming visitors
- Generous living room flowing seamlessly into a light-filled conservatory
- Conservatory providing peaceful garden views and natural light
- French doors connecting living areas to the rear garden for indoor-outdoor living
- Well-sized dining room ideal for entertaining or family meals
- Modern, spacious kitchen with contemporary appliances and ample storage
- Four double bedrooms, including a master suite with ensuite bathroom
- Stylish family bathroom with modern fittings
- External features including a neat front lawn, driveway, and garage
- Rear garden with a patio and well-maintained lawn, perfect for relaxation or play





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The Location

Barnard Close, Gorleston is situated in a highly sought-after residential area of Gorleston-on-Sea, offering an ideal combination of coastal living and everyday convenience. This charming town is famed for its picturesque beaches, traditional seaside attractions, and welcoming community atmosphere, making it a popular choice for families and professionals alike.

Residents of Barnard Close enjoy close proximity to Gorleston Beach, known for its golden sands, scenic promenades, and vibrant seaside ambience. Whether it's a leisurely walk along the coastline, a day of sun and surf, or enjoying the nearby cafés and traditional fish and chip shops, the beach is a wonderful focal point for both relaxation and recreation.

The property is also conveniently located near a variety of local amenities, including shops, supermarkets, cafés, and restaurants, providing everything you need on your doorstep. Gorleston boasts excellent educational facilities, with a selection of well-regarded schools catering to all age groups, as well as accessible healthcare services.

For those commuting or exploring the wider area, Barnard Close benefits from excellent transport links. Great Yarmouth is just a short drive away, offering further shopping, leisure, and employment opportunities, while Norwich is easily accessible for cultural attractions, shopping, and rail connections to London and beyond.



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Barnard Close, Gorleston

Upon entering this inviting home, you are welcomed by a bright and spacious entrance hall that sets the tone for the thoughtfully designed interior. The hallway leads into the heart of the property—a generous living room that flows seamlessly into a charming conservatory through elegant French doors. Bathed in natural light, this space creates a bright and airy atmosphere, with the conservatory offering a peaceful retreat to relax and enjoy views of the surrounding garden. From here, another set of French doors opens onto the rear garden, perfectly connecting indoor and outdoor living.

Adjacent to the living room, a well-sized dining room provides an ideal setting for entertaining guests or enjoying family meals. The home's layout is both practical and elegant, with a spacious, modern kitchen nearby. Featuring contemporary appliances and ample storage, the kitchen is perfectly designed for culinary pursuits.

Upstairs, the property continues to impress with four double bedrooms, each offering comfort and privacy. The master suite benefits from its own ensuite bathroom, providing a luxurious personal retreat. The remaining three bedrooms are equally well-proportioned, offering flexibility for a growing family, guest rooms, or a home office. A stylish family bathroom with modern fittings completes the upper floor.



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Externally, the property enjoys strong curb appeal, featuring a neat front lawn and a pathway leading to the front door. A driveway provides convenient off-street parking, complemented by a garage for additional storage or secure vehicle parking. To the rear, a charming patio extends along one side of the garden, creating the perfect space for outdoor dining or relaxation. The garden also includes a well-maintained lawn, ideal for children to play or for gardening enthusiasts to enjoy.

In summary, this four-bedroom detached home offers an exceptional living experience. With its welcoming entrance hall, spacious living areas, stylish kitchen, and versatile bedrooms, it provides a perfect balance of comfort and functionality. The attractive outdoor spaces, including a front garden, driveway, garage, patio, and rear lawn, make this property a truly ideal family home, combining style, practicality, and enjoyment for all.

Agents Note

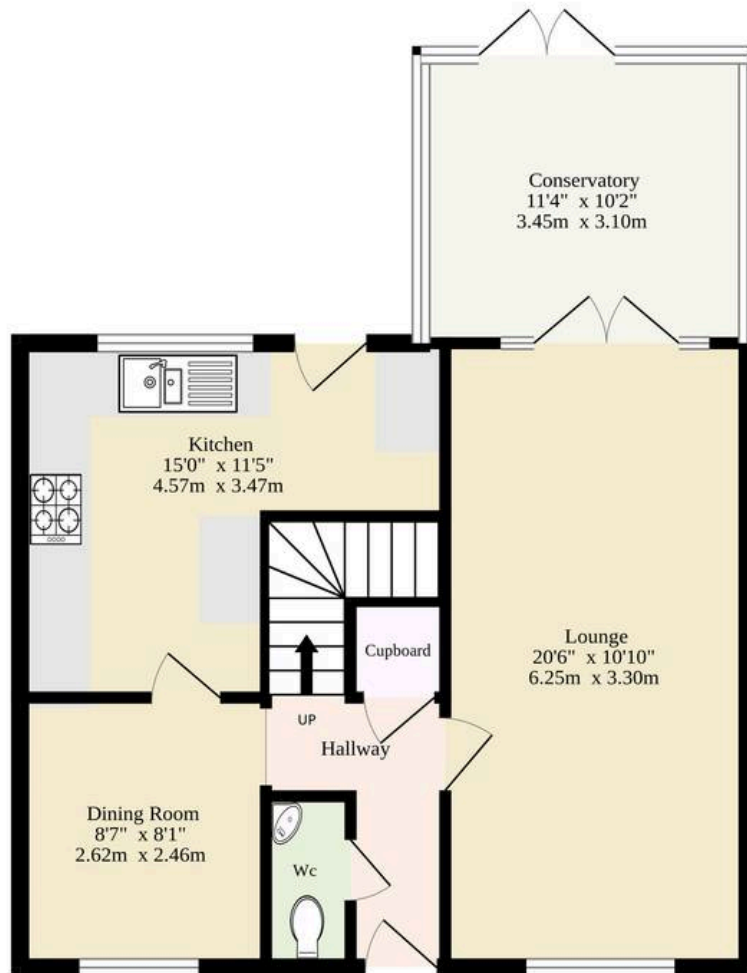
Sold Freehold

Connected to all mains services

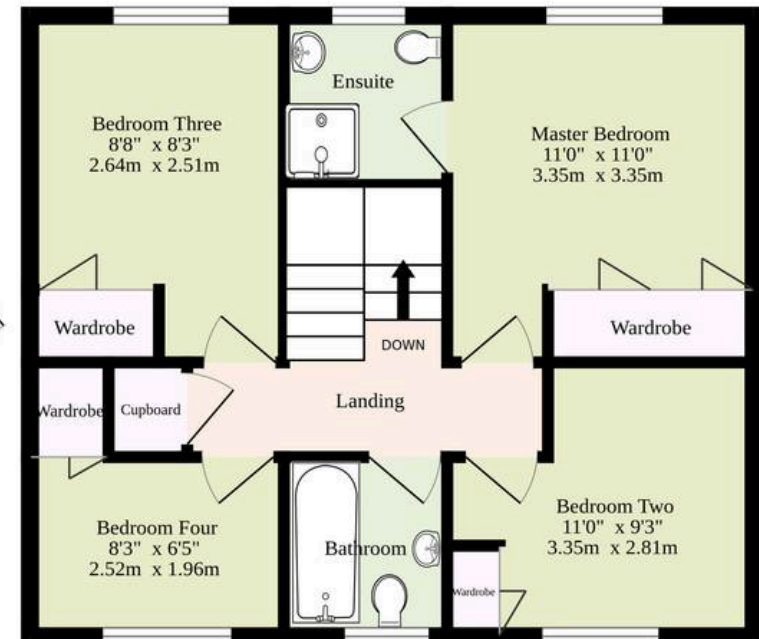


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Ground Floor
797 sq.ft. (74.0 sq.m.) approx.



1st Floor
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 1254 sq.ft. (116.5 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*
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Meet *Lauren*
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Minors & Brady
Your home, our market

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