



1 Cambridge Way

Gorleston, Great Yarmouth, NR31 7EY



Minors & Brady



# 1 Cambridge Way

Gorleston, Great Yarmouth

Tucked away in a popular spot of Gorleston, this delightful two-bedroom end of terrace home offers bright and inviting living spaces, easy-to-maintain gardens, and the bonus of no onward chain, making it the perfect choice for first-time buyers, downsizers, or investors.

- Two spacious double bedrooms
- End of terrace position with extra privacy
- Entrance porch with downstairs WC
- Stylish fitted kitchen with quality units and two pantry cupboards
- Offered with no onward chain
- Front and rear gardens with lawn, patio & shingle
- Modern three-piece bathroom
- Bright lounge with garden access



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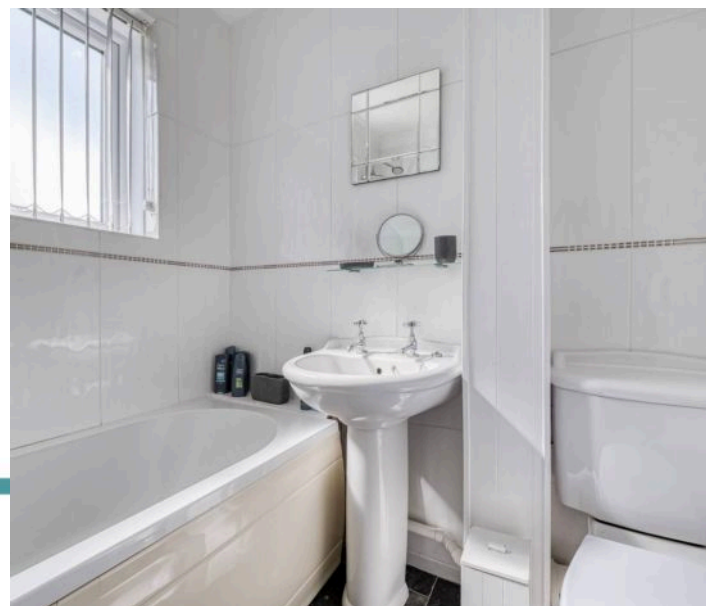
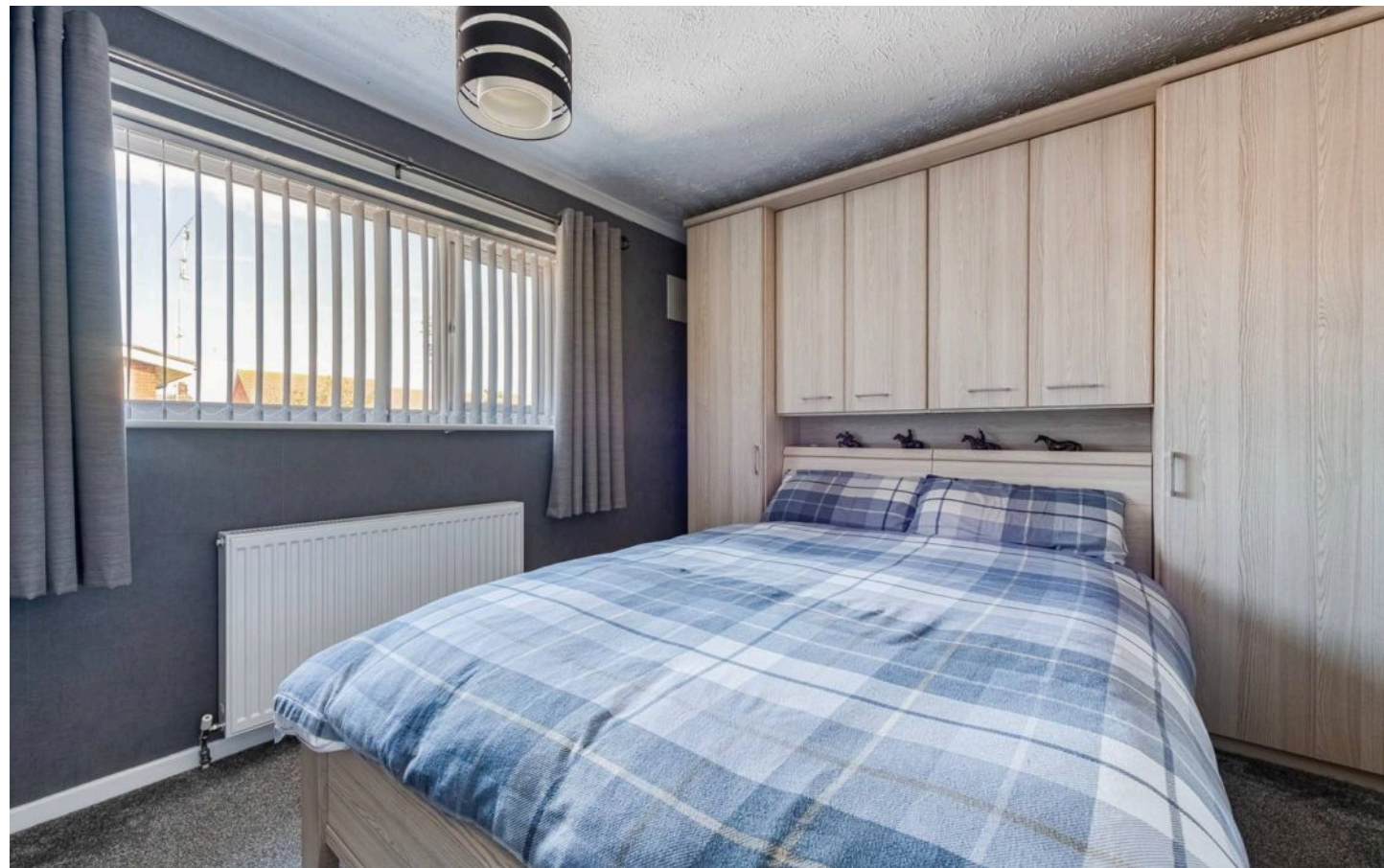
## Location

Gorleston-on-Sea is a vibrant seaside town with a fantastic sense of community. Best known for its sweeping sandy beach and family-friendly promenade, it's a place where coastal charm meets everyday convenience.

You'll find an excellent range of shops, cafés, restaurants, and leisure facilities right on your doorstep, along with well-regarded schools and easy access to both Great Yarmouth and Lowestoft. With its blend of seaside living, local amenities, and transport links, Gorleston continues to be one of the area's most desirable places to call home.

## Agents Note

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



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The property opens with a welcoming entrance porch that leads into the hallway, where you'll find a convenient ground floor WC. The kitchen is well designed with a range of quality wall and base units, space for a washing machine, and two useful storage cupboards. It's a practical and versatile space that makes everyday living simple.

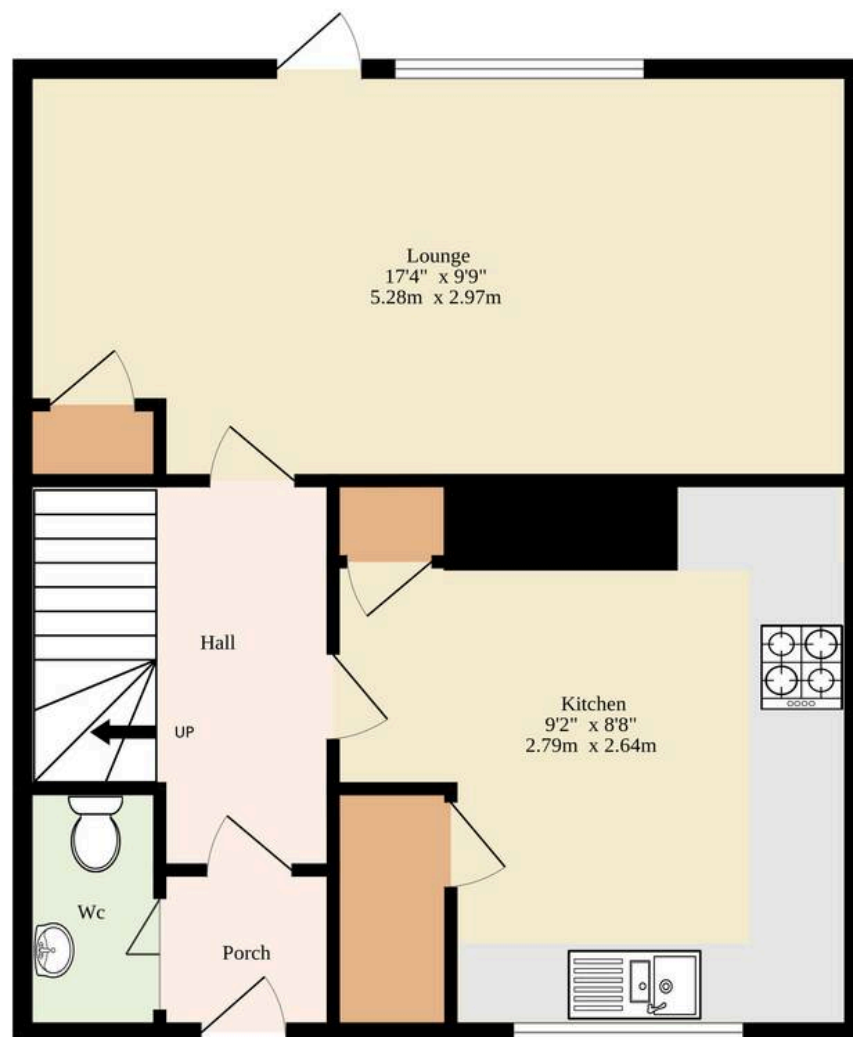
To the rear, the lounge is filled with natural light and provides a lovely setting for relaxing or entertaining, with direct access out to the garden. Upstairs, two comfortable double bedrooms offer plenty of flexibility for family, guests, or a home office. These are served by a modern three-piece bathroom suite, completing the accommodation.

Outside, the property is just as appealing. Both front and rear gardens are designed for ease of maintenance, with areas laid to shingle, lawn, and patio – giving you space to enjoy the outdoors without the upkeep. The rear garden also benefits from a handy storage shed.

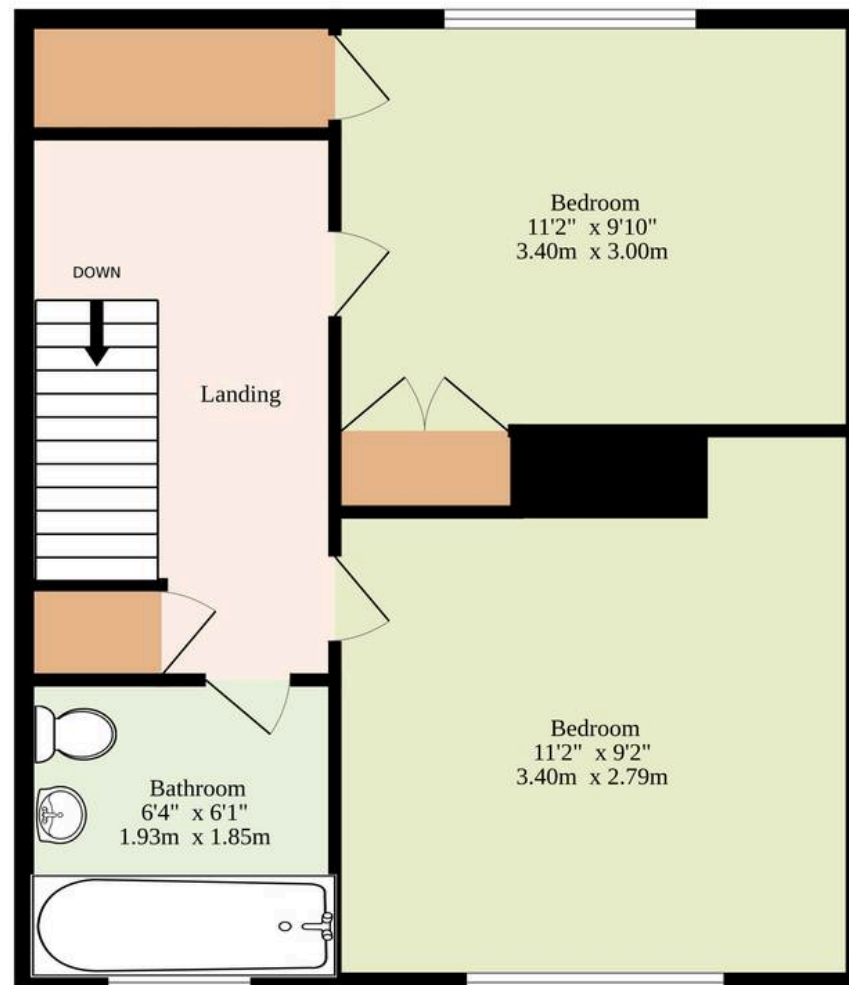
Located in the heart of Gorleston-on-Sea, you're never far from the town's sandy beach, lively promenade, and bustling high street filled with shops, cafés, and restaurants. With excellent schools, leisure facilities, and easy access to both Great Yarmouth and Lowestoft, it's no wonder Gorleston remains such a sought-after place to call home.



**Ground Floor**  
363 sq.ft. (33.7 sq.m.) approx.



**1st Floor**  
315 sq.ft. (29.3 sq.m.) approx.



**TOTAL FLOOR AREA : 678 sq.ft. (63.0 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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Senior Property Consultant



*Meet James*  
Property Consultant



*Meet Lauren*  
Property Consultant

**Minors & Brady**  
*Your home, our market*

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