



186 Brasenose Avenue, Gorleston

Great Yarmouth



Minors & Brady

186 Brasenose Avenue

Gorleston, Great Yarmouth

Beautifully updated and extended, this two double bedroom semi-detached home presents an outstanding opportunity for buyers seeking a modernised property in a highly desirable location. Over the past few years, the house has undergone a series of major improvements, including a new roof, windows, doors, heating system, kitchen, and shower room, ensuring it is ready to move straight into with nothing left to do. Positioned in a popular part of Gorleston, close to shops, well-regarded schools, the seafront, and the James Paget Hospital, the property also benefits from a generous driveway, oversized garage/workshop, and a private west-facing rear garden, making it perfectly suited for couples, small families, or those looking to downsize without compromise.



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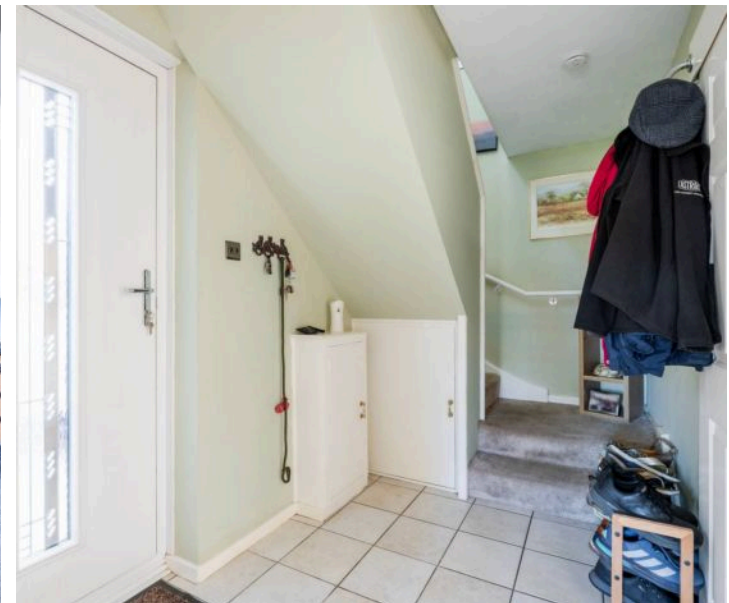
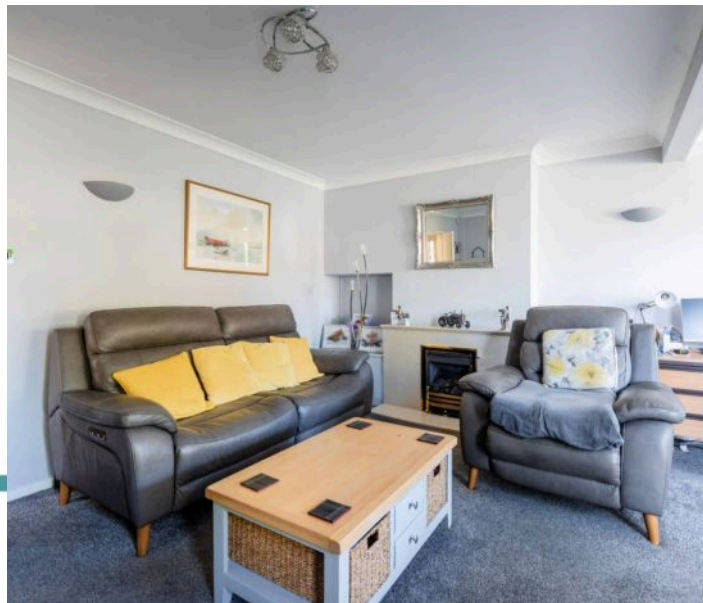
- Extended and much-improved semi-detached home offering spacious accommodation
- Tri-aspect lounge/diner creating a bright and inviting living space
- Updated kitchen (2021) with integrated Neff appliances
- Modern shower room renovated in 2021
- New feature fireplace installed in 2020
- Recent upgrades including new central heating system (2021), front door (2021), and double-glazed windows with rear door (2025)
- New roof fitted in 2023 for added peace of mind
- Driveway providing parking for up to six vehicles, plus an oversized garage/workshop
- Attractive west-facing rear garden, ideal for outdoor enjoyment

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



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Location

Brasenose Avenue enjoys a convenient position in Gorleston, within easy reach of everyday amenities and the stunning sandy beach that the town is well known for. The property is close to a variety of shops, supermarkets, schools, and healthcare services, while the lively high street offers cafés, pubs, and restaurants to suit all tastes. Nearby green spaces and leisure facilities provide opportunities for outdoor activities, and excellent road links via the A47 allow for straightforward travel into Great Yarmouth, Lowestoft, and Norwich, making this a well-connected and appealing location for both families and professionals.

Brasenose Avenue

Step inside and you are welcomed by a reception hall with useful storage and stairs to the first floor. To the rear, the extended lounge/diner provides a fantastic living and entertaining space, complete with a feature fireplace and three windows drawing in natural light while framing views of the attractive garden. The kitchen/breakfast room sits to the front, fitted in 2021 with gloss-fronted cabinetry, a breakfast bar, and high-quality Neff integrated appliances, offering both practicality and style.



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Upstairs, the landing gives access to two well-proportioned double bedrooms and a modern shower room, updated in 2021 with a sleek suite and fully tiled finish. Both bedrooms are light and comfortable, with the master to the front and the second bedroom overlooking the garden.

The outdoor space is a standout feature, with a large driveway capable of accommodating up to six vehicles, in addition to an oversized garage/workshop. To the rear, the west-facing garden is beautifully landscaped with lawns, borders, multiple seating areas, and a sunken fish pond, providing the perfect setting for relaxation or entertaining.

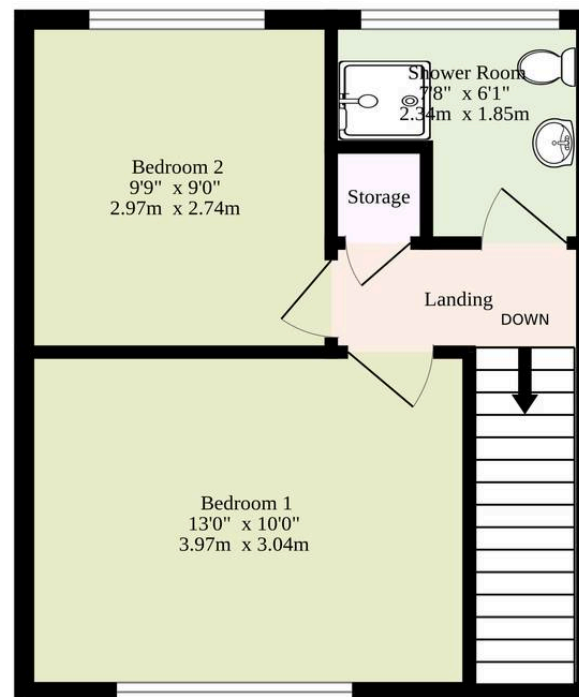
This home has been extensively improved in recent years, including a new roof (2023), new PVCU double glazed windows and rear door (2025), a new central heating system (2021), and a new front door (2021), offering peace of mind for years to come.



Ground Floor
438 sq.ft. (40.7 sq.m.) approx.



1st Floor
314 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 752 sq.ft. (69.9 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



Meet *Sarah*
Senior Property Consultant



Meet *James*
Property Consultant



Meet *Lauren*
Property Consultant

Minors & Brady
Your home, our market

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