



202 Middleton Road, Gorleston

Great Yarmouth



Minors & Brady

202 Middleton Road

Gorleston, Great Yarmouth

Set within a popular and well-connected part of Gorleston, this beautifully maintained and well-decorated home presents an excellent opportunity for those seeking both character and modern convenience. Offering a spacious open-plan design, quality fittings, and a carefully landscaped low-maintenance garden, the property provides a superb setting for everyday living. With features such as an open fire in the lounge, a stylish Wren kitchen with integrated appliances, and bi-folding doors leading to the garden, this home is perfectly suited to tenants who value comfort and style in equal measure. Its desirable location also ensures easy access to local schools, shops, leisure facilities, and transport links, making it as practical as it is inviting.



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- Spacious and well-presented family home in a sought-after part of Gorleston, central to all local amenities
- Neutrally decorated throughout, ready for immediate enjoyment
- Large open-plan kitchen, dining, and living space with bi-folding doors opening to the garden
- Modern kitchen fitted with stylish Wren units and integrated appliances
- Separate living room featuring an open fire, adding warmth and character
- Two double bedrooms along with a third single bedroom, ideal as a home office or child's bedroom
- Contemporary family bathroom and an additional ground floor WC for convenience
- Fully boarded attic with loft ladder and lighting
- Low-maintenance rear garden, ideal for outdoor seating and entertaining
- Off-road parking provided by a gravel driveway to the front of the property

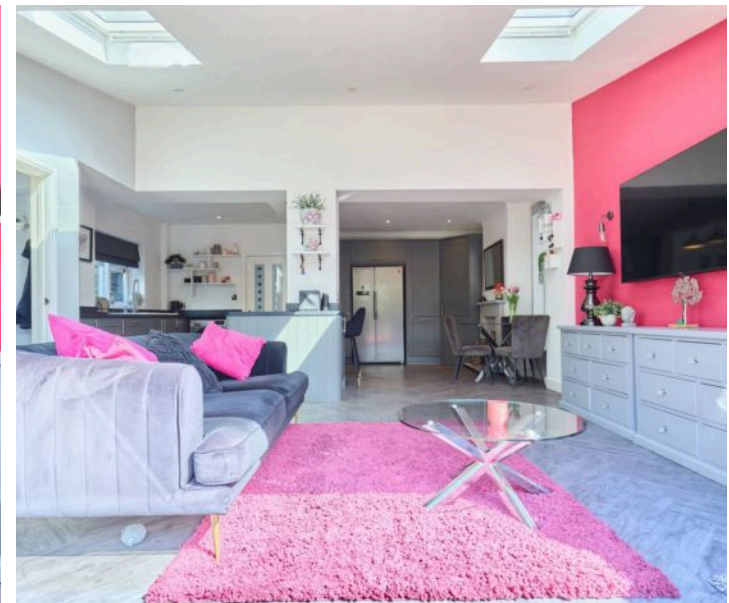
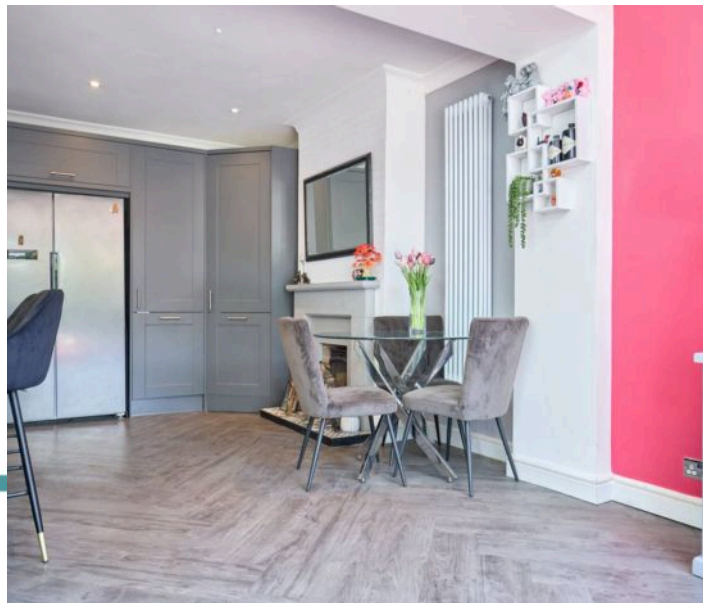
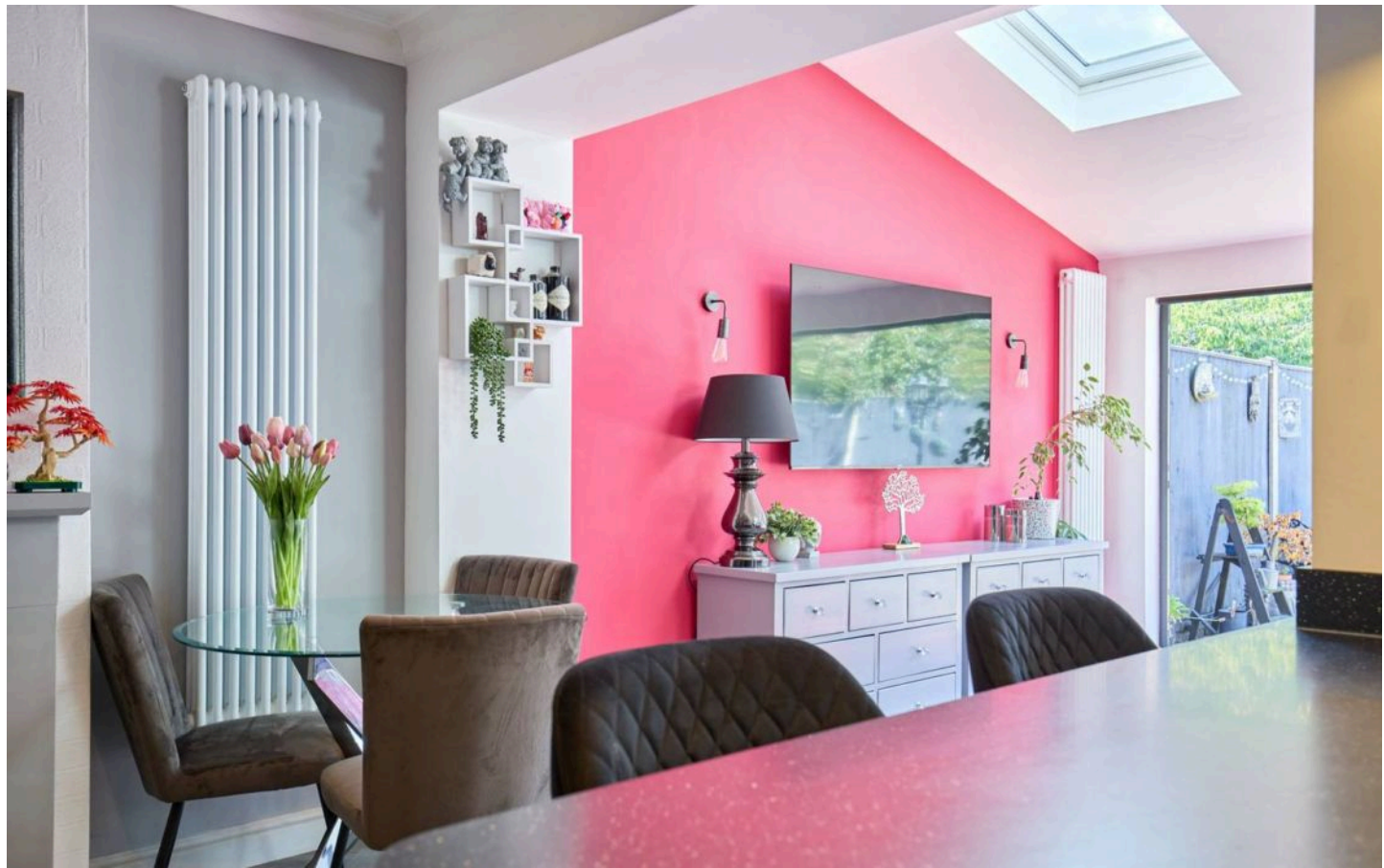
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

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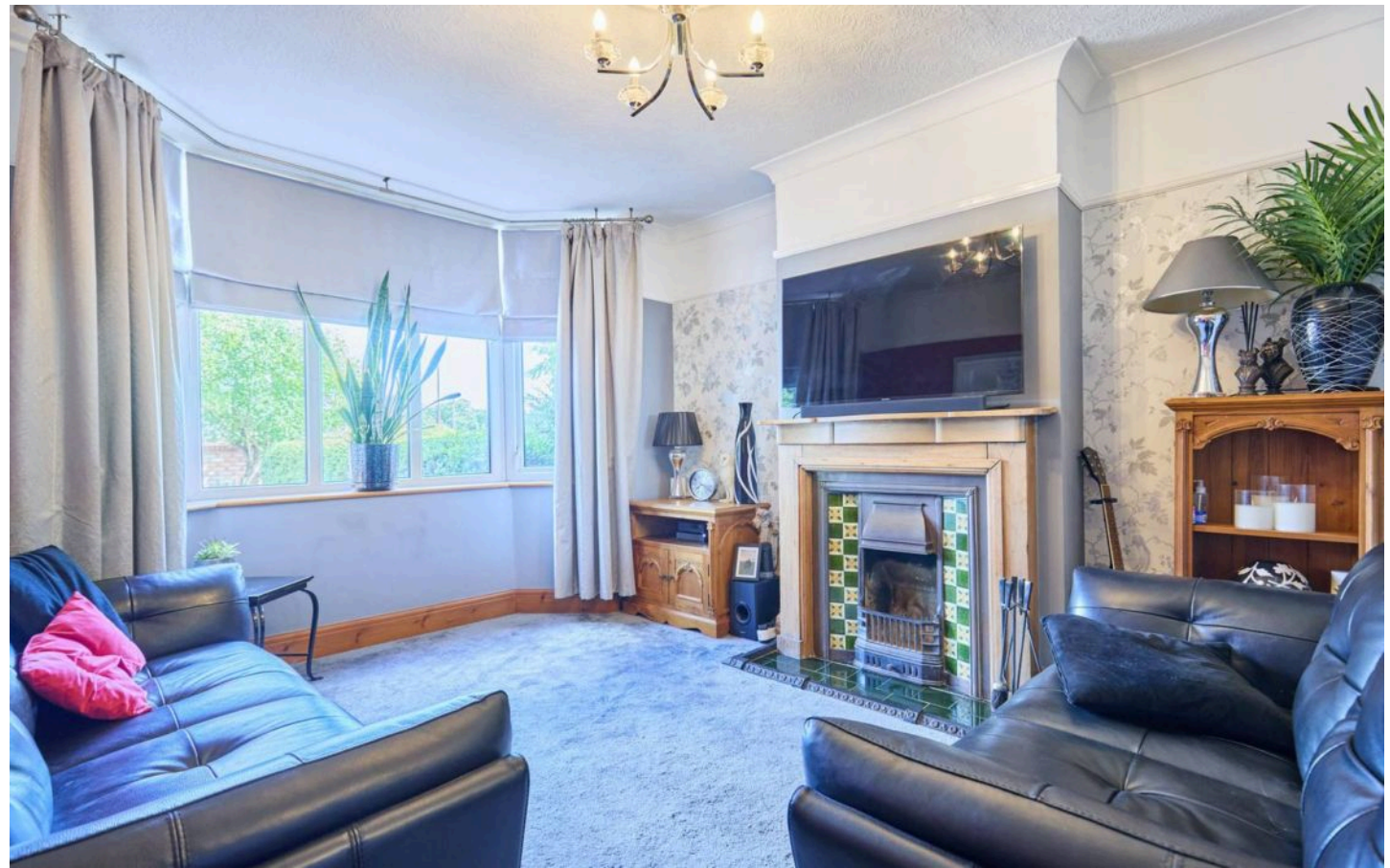
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Location

Middleton Road is a well-situated street in the coastal town of Gorleston-on-Sea, offering a mix of residential charm and practical convenience. The road is lined with a selection of local shops, including convenience stores, cafes, and small independent retailers, providing easy access to everyday essentials. Families benefit from nearby schools such as Gorleston Primary and the secondary school a short drive away, ensuring options for all age groups.

Healthcare needs are well-catered for, with local GP surgeries and pharmacies within walking distance, while the larger James Paget University Hospital is a short journey by car for more comprehensive medical services. For transport, Middleton Road is served by regular bus routes connecting Gorleston to Great Yarmouth and surrounding areas, and it lies close to main roads, offering straightforward access to Norwich and other regional centers. The combination of local amenities, schools, healthcare facilities, and transport links makes Middleton Road a convenient and appealing location for residents seeking both coastal living and urban accessibility.



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Middleton Road

The ground floor begins with a welcoming entrance hall that sets the tone for the rest of the home. At the front, a charming living room provides a cosy and traditional retreat, enhanced by an open fire that adds warmth and character. To the rear is a large, open-plan kitchen, dining, and living area, perfectly suited to family life and entertaining. The kitchen has been fitted with high-quality Wren cabinetry and integrated appliances, complemented by ample worktop space. Bi-folding doors open directly to the garden, flooding the space with light and creating an easy flow between indoors and outdoors. A convenient ground floor WC and useful storage cupboard complete this level.

The first floor hosts two spacious double bedrooms, both tastefully finished and designed to maximise comfort. The third bedroom is a single and is well suited as a child's bedroom, a home office or additional storage space. A modern family bathroom is also located on this floor, equipped with a clean and contemporary suite. Adding to the home's appeal, the loft has been fully boarded, fitted with lighting and a loft ladder, offering additional storage or flexible use to suit individual needs.





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Externally, the rear garden has been carefully landscaped to provide a low-maintenance yet attractive outdoor area, with space for relaxing or entertaining. To the front of the property, a gravel driveway ensures convenient off-road parking, framed by a neat and tidy exterior.

This property stands out as a stylish and functional home in a desirable area of Gorleston, blending traditional features like the open fire with modern upgrades such as the bi-fold doors and Wren kitchen. With its versatile layout and excellent location, it is ideally suited to families, couples, or professionals seeking a well-rounded property to call home.

Agents note

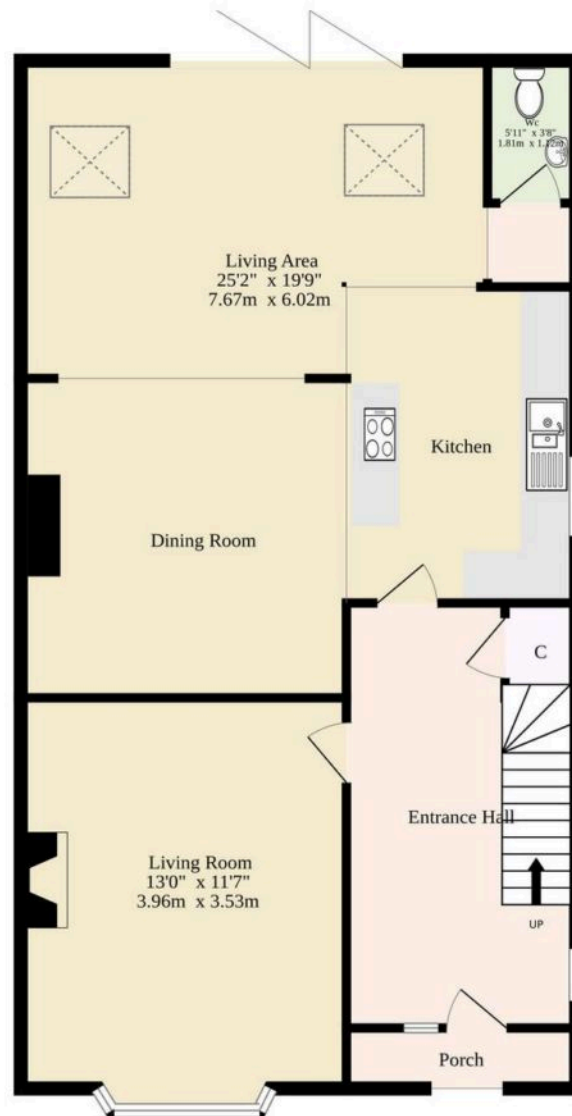
We understand this property will be sold freehold, connected to all main services.

Council tax band - TBD

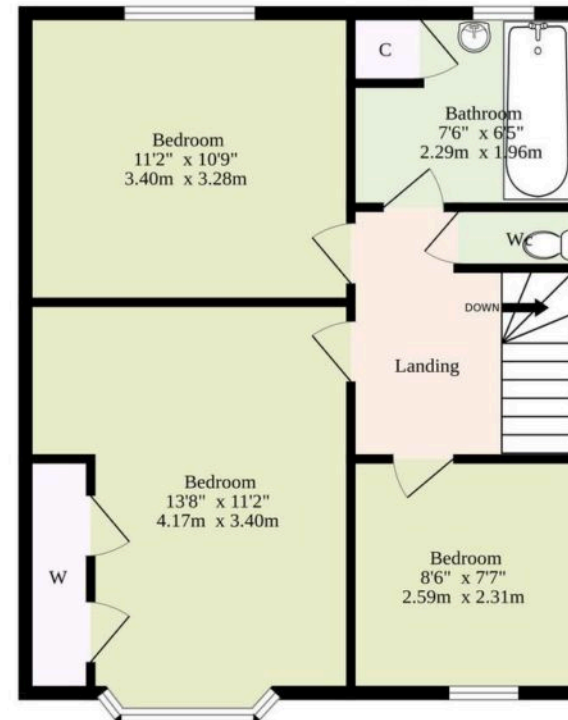


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Ground Floor
783 sq.ft. (72.7 sq.m.) approx.



1st Floor
432 sq.ft. (40.1 sq.m.) approx.



Living Area Measurements Include Kitchen & Dining Room

TOTAL FLOOR AREA : 1215 sq.ft. (112.9 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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Meet *Sarah*
Senior Property Consultant



Meet *James*
Property Consultant



Meet *Lauren*
Property Consultant

Minors & Brady
Your home, our market

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