



Minors & Brady
CAISTER-ON-SEA
FOR SALE
01493 806188

12 Catalpa Way, Gorleston
Great Yarmouth



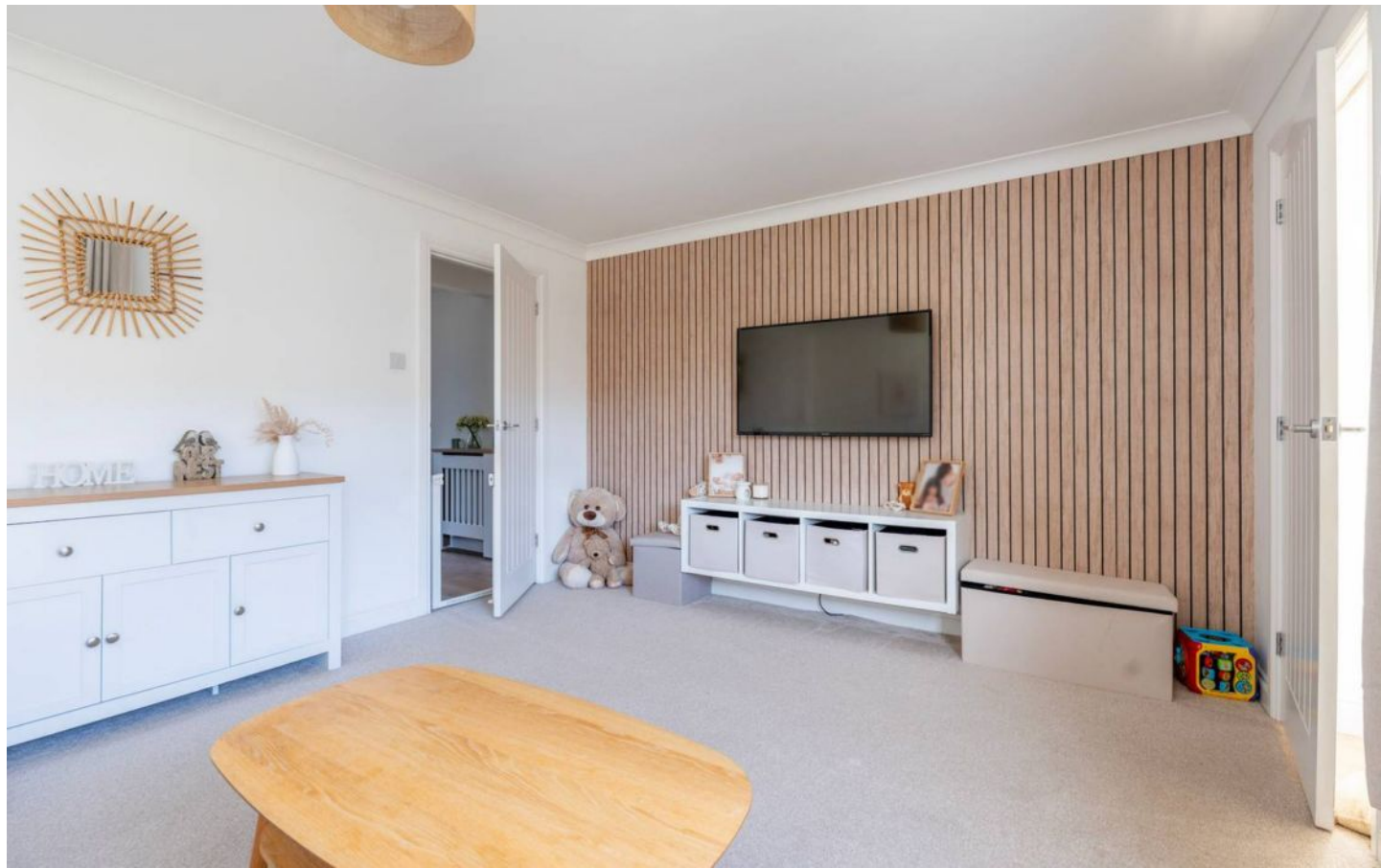
Minors & Brady

12 Catalpa Way

Gorleston, Great Yarmouth

This chain-free mid-terrace home has been thoughtfully extended and improved, offering a perfect balance of comfort and modern living. The bright and airy sitting room, stylish feature wall, and open-plan kitchen/dining space provide an inviting environment for both relaxing and entertaining. Three well-proportioned bedrooms and a brand-new family bathroom ensure practicality and comfort, while the private west-facing garden with patio and storage outbuilding adds outdoor appeal. With a maintained front garden and nearby off-road parking, this property is a versatile opportunity for a first home or investment.

- Chain free
- Mid-terrace residence positioned in the coastal town of Gorleston
- Extended and improved to create the perfect first home or investment purchase
- Spacious, light-filled sitting room accentuated by a stylish feature wall, inviting relaxation and entertaining
- Open-plan kitchen/dining room equipped with modern cabinetry, an integrated oven and areas for your own appliances
- Convenient ground-floor WC
- Three bedrooms offering comfort and privacy, one with a built-in wardrobe
- Brand-new family bathroom comprising of a contemporary three-piece suite
- A private, west-facing garden featuring a patio for seating arrangements and a brick-built storage outbuilding
- Close to a wide range of amenities and the scenic coast



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Location

Catalpa Way is a residential street situated in the coastal town of Gorleston-on-Sea, part of the Great Yarmouth borough in Norfolk. The area is well-served by local amenities. Gorleston High Street, within walking distance, features a variety of shops, cafes, and essential services, providing residents with everyday conveniences. For grocery needs, there are supermarkets and local stores nearby. Proximity to the coast is a notable feature of the area. Gorleston Beach, known for its sandy shores and promenade, is just a short distance away, offering residents opportunities for leisure and recreation.

Educational institutions in the vicinity include Gorleston Primary School and Cliff Park Ormiston Academy, both offering quality education options for families. Additionally, the James Paget University Hospitals NHS Foundation Trust is close by, ensuring accessible healthcare services.

Regular bus services connect Gorleston with Great Yarmouth town centre, providing access to shopping, leisure, and employment hubs. The A143 is within easy reach, offering a direct route for commuters heading towards Norwich or inland destinations. While Gorleston's rail options are limited, nearby Great Yarmouth station links to the national network, and the town's compact layout makes cycling and walking practical for everyday journeys.

Living in Catalpa Way provides a balanced lifestyle, combining the benefits of coastal living with the practicality of urban amenities. The community is known for its friendly atmosphere and active local engagement, contributing to a welcoming environment for all residents.

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Step through the porch into a welcoming entrance hall, filled with natural light and providing a bright, airy introduction to the home. The spacious sitting room is a true highlight, with a stylish feature wall creating a focal point for relaxing evenings or entertaining guests in a warm and inviting atmosphere.

The open-plan kitchen and dining area is designed for modern living, featuring quality cabinetry, an integrated oven, and space for your own appliances. This versatile space flows effortlessly, making meal preparation and dining a pleasurable experience. A convenient ground-floor WC adds practicality to everyday living.

Upstairs, three bedrooms provide comfort and privacy, with one bedroom flaunting a built-in wardrobe for added storage. The brand-new family bathroom is beautifully appointed with a sleek, contemporary three-piece suite, offering a refreshing space to start or end the day.

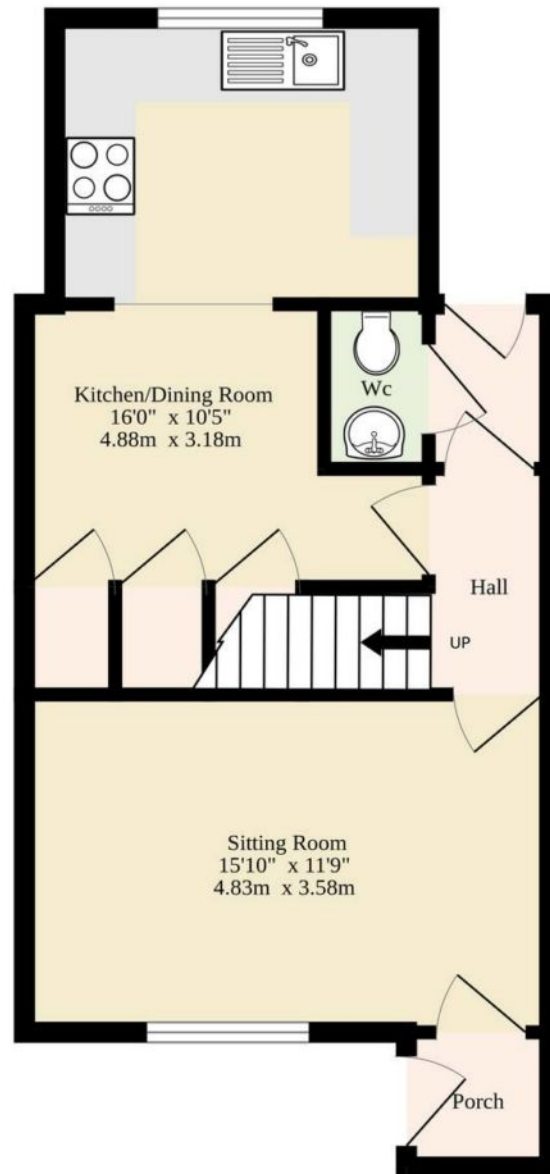
Outside, the west-facing garden is a private haven, complete with a patio perfect for outdoor dining or relaxing in the sun. A brick-built storage outbuilding adds functionality, while the front garden is well-maintained with a pathway and lawn, creating a welcoming entrance. For added convenience, off-road parking is available nearby in the communal car park.

This home combines style, comfort, and practicality, all within a vibrant coastal community, making it a truly inviting place to live.

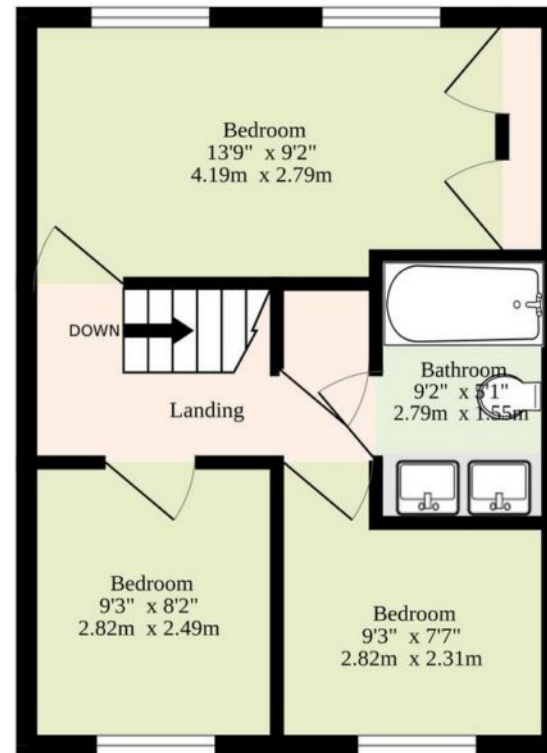


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

Ground Floor
435 sq.ft. (40.4 sq.m.) approx.



1st Floor
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 820 sq.ft. (76.2 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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