



44 Youell Avenue, Gorleston

Great Yarmouth



Minors & Brady

44 Youell Avenue

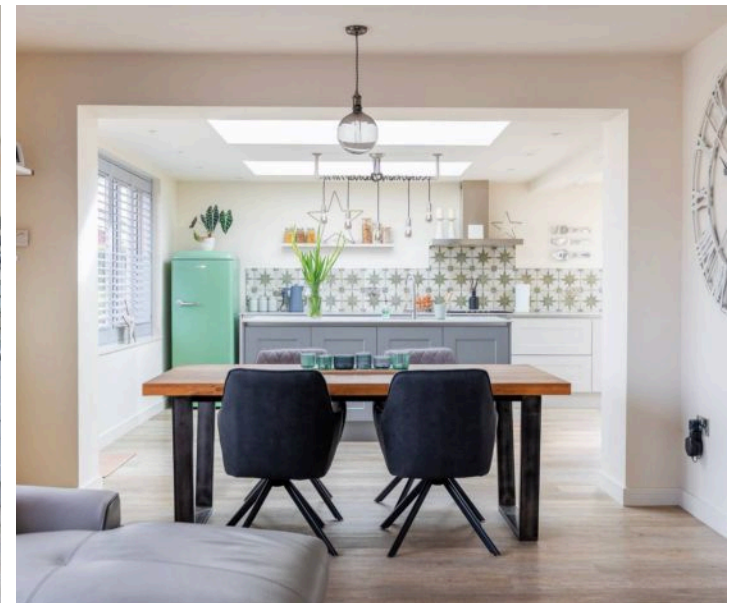
Gorleston, Great Yarmouth

Showcasing exceptional style from its prestigious corner plot in Gorleston Cliffs, this stunning three-bedroom detached bungalow lies just moments from Marine Parade, the beach, and local amenities. Renovated to the highest standard, the home is flooded with natural light through vaulted ceilings and Velux windows, with underfloor heating and wood-effect flooring enhancing the sense of style and comfort. At its heart, a striking open-plan kitchen, dining, and lounge boasts a central island, patterned splashbacks, built-in Smeg appliances, and wide shuttered windows framing the generous lounge. A separate utility, luxurious principal suite with air conditioning and en suite, two further double bedrooms, and a family bathroom with freestanding bath and rainfall shower add both comfort and elegance. The south-facing garden wraps to the front with patios and shingle areas, a summerhouse, front and rear driveways with double gates, and a double garage with light and power, all in a highly convenient setting close to both everyday amenities and the coastline.

Location

Youell Avenue in Gorleston offers a highly convenient setting close to both everyday amenities and the coastline. The property is within easy reach of Gorleston High Street, where you will find supermarkets, local shops, cafés, and essential services. Gorleston Beach, renowned for its wide sandy stretch and promenade, is just a short distance away, providing leisure and outdoor opportunities. Families benefit from access to well-regarded schools, while excellent transport links connect the area to Great Yarmouth, Lowestoft, and the A47 towards Norwich, making it a practical base for both commuting and coastal living. The James Paget University Hospital is also nearby, adding further appeal for professionals and families. A choice of pubs, restaurants, and leisure facilities can be enjoyed within the town, offering plenty of options for dining and recreation. Green spaces and riverside walks along the nearby River Yare provide additional opportunities to enjoy the outdoors.

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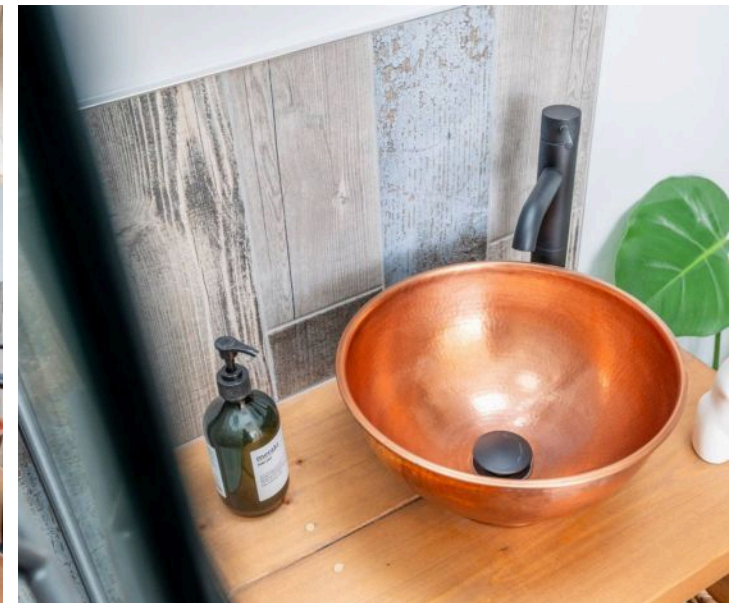
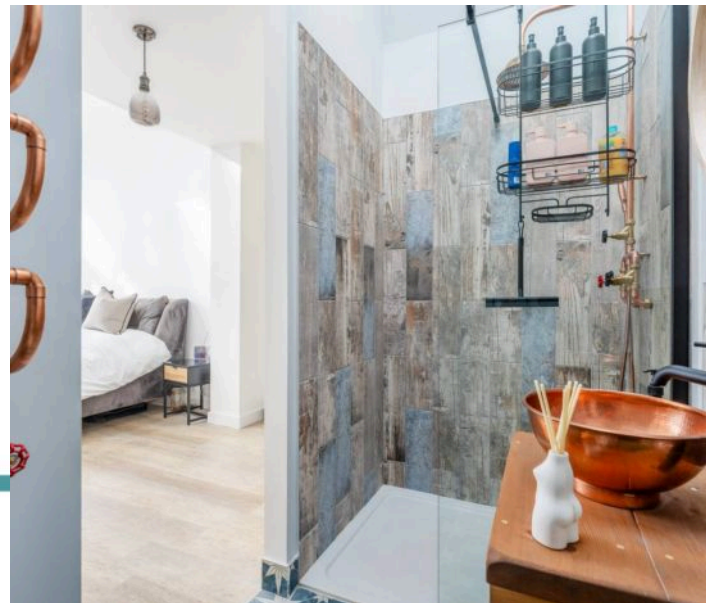
Youell Avenue, Gorleston

On entering, you are welcomed into a remarkable open-plan kitchen, dining, and lounge area, where vaulted ceilings and lantern roof lights flood the interior with natural light. The kitchen is beautifully fitted with extensive worktops and a full range of cabinetry, including pan drawers and soft-close units, complemented by patterned tiled splashbacks and sleek chrome fittings. A large central island incorporates additional storage cupboards, a one-and-a-half bowl inset sink with mixer tap, and an integrated dishwasher.

Built-in appliances include a Smeg oven and a matching five-ring gas hob, with space provided for an upright fridge freezer. Downlights and pendant lighting add a modern finish, while wood-effect flooring and underfloor heating run throughout, enhancing the warmth and flow of the space.

The dining area sits perfectly beneath a feature pendant light, while wide windows to the front and side aspects frame the lounge, complete with fitted shutters for privacy and style. This generous lounge area provides ample room for comfortable seating, creating a welcoming space for both everyday living and relaxation.

Set just beyond, the utility room is both practical and beautifully finished to match the home's design. A generous worktop is paired with base cupboards and drawers, alongside plumbing and space for a washing machine and tumble dryer. A large single-bowl sink with mixer tap sits beneath a vaulted ceiling with Velux roof light, ensuring the room remains bright and functional. A storage cupboard and additional housing for the Baxi boiler add to the convenience, while tiled splashbacks, open shelving, downlights, and a tall upright radiator complete the look.



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Moving through to the inner hall, high ceilings with roof light tunnels bring extra natural light into the centre of the home. From here, the bedrooms and bathroom are accessed.

The principal bedroom is an inviting space, designed with a vaulted ceiling, Velux roof lights, and a rear-aspect window that fills the room with light. Air conditioning provides comfort throughout the year, while neutral finishes and wood-effect flooring keep the space bright and modern. The en suite is a striking feature, fitted with a walk-in shower cubicle with rainfall fittings, complemented by exposed copper fixtures for an industrial edge. A handcrafted wooden vanity supports a circular copper basin with a matt black mixer tap, paired with a round mirror and patterned floor tiles that add both depth and personality. A heated towel rail and Velux roof light complete the space.

Two further double bedrooms offer versatility and comfort. One features a part-vaulted ceiling with Velux roof light, built-in storage cupboards, and a rear-aspect window, while the other provides a generous layout with a side-aspect window and radiator.

The family bathroom is equally impressive, designed with both traditional and modern influences. A freestanding bathtub with floor-mounted chrome tap and shower attachment provides an elegant centrepiece, while a large walk-in shower with rainfall fittings and glass enclosure adds convenience. Star-patterned tiling flows across the floor and part-tiled walls, enhanced by a fitted vanity with storage, a grey matt heated towel rail, and a frosted window that ensures natural daylight without compromising privacy. Downlights and chrome fixtures complete this stylish space.



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Externally, the property continues to deliver. The south-facing rear garden wraps around to the front, landscaped with low-maintenance shingle areas, patio seating spaces, and pathways that provide flexibility for outdoor enjoyment. Outside lighting and power points add practicality, while a summerhouse offers further options for leisure or storage.

To the front, a shingled driveway with a stepping stone pathway leads to the entrance, with gated access on both sides for ease and security. Double gates open to a rear driveway if required, alongside a double garage fitted with a roller door, light, power, and a personal door into the garden.

Agents notes

We understand that the property will be sold freehold, with all main services connected.

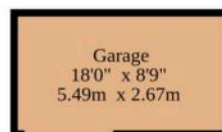
Heating system- Gas Central Heating

Council Tax Band- C



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Ground Floor
1325 sq.ft. (123.1 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1325 sq.ft. (123.1 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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Minors & Brady
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