



5 University Crescent, Gorleston

Great Yarmouth



Minors & Brady



## 5 University Crescent

Gorleston, Great Yarmouth

Imagine waking up every day in a home designed for modern family living. This beautifully renovated three-bedroom semi-detached house in Gorleston offers the perfect balance of comfort, style, and practicality. Enjoy bright, open-plan living with a lounge flowing into the dining area, a modern kitchen with integrated appliances, and a stylish family bathroom. Step outside to an inviting west-facing rear garden with a patio and lawn, ideal for summer gatherings, playtime, or quiet evenings. With driveway parking, generous living spaces, and a sought-after location, this home is more than a house, it's a lifestyle.



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- Renovated semi-detached residence positioned in the coastal town of Gorleston, offering easy access to local amenities, beaches, and sought-after schools
- Three generously sized bedrooms, including a master with built-in wardrobes, providing ample space for family life
- Bright and spacious open-plan lounge and dining area, accentuated by a wood burner, perfect for entertaining or relaxing with the family
- Modern kitchen with laminate flooring, quality cabinetry, worktops, sink with drainer and mixer tap, and integrated appliances including double electric oven, gas hob, and fridge/freezer
- Stylish family bathroom catering to everyday family needs
- West facing, enclosed rear garden with patio and lawn, ideal for outdoor entertaining, children's play, or quiet relaxation
- Brick-built sheds and garden gate, offering excellent outdoor storage and convenient access between front and rear gardens
- Driveway providing off-road parking, ensuring ease and convenience for residents and guests
- Quiet residential green at the front of the residence
- Located in a sought-after residential area, combining a peaceful setting with proximity to local shops, schools, and transport links



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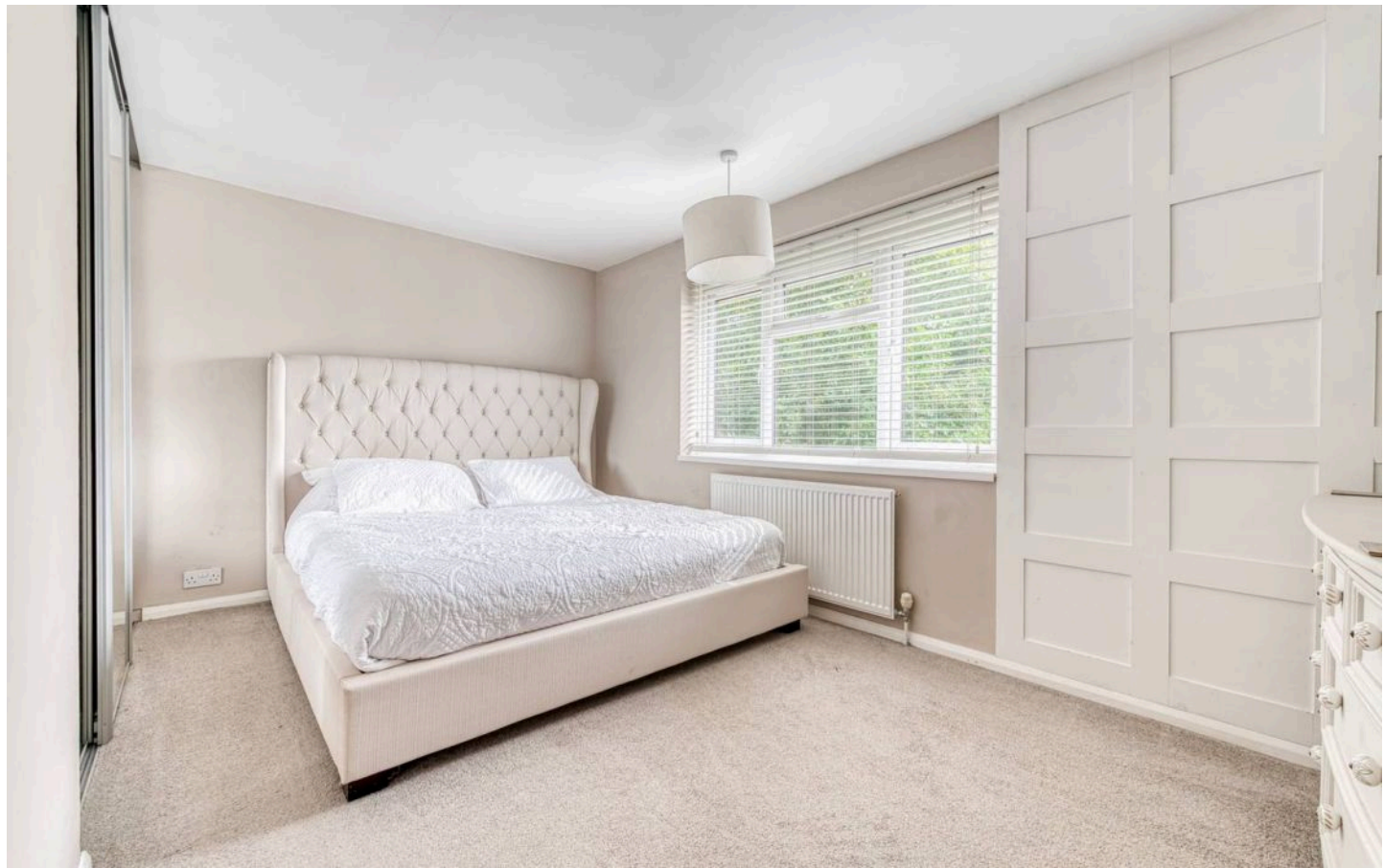
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### Location

University Crescent is a quiet residential street nestled in the coastal town of Gorleston-on-Sea, part of the borough of Great Yarmouth in Norfolk. The area offers a peaceful, family-friendly environment while remaining well-connected to local amenities. Residents have easy access to a variety of shops, including small independent convenience stores, bakeries, and cafes along nearby Gorleston High Street, as well as larger supermarkets a short drive away. For families, there are several schools within walking distance, such as Gorleston Primary School and Ormiston Venture Academy, providing both primary and secondary education.

Healthcare facilities are readily accessible, including local GP practices, dental clinics, and the nearby James Paget University Hospital for comprehensive medical care. Transport links are strong: local bus routes connect University Crescent to Great Yarmouth town centre, Lowestoft, and surrounding villages, while Great Yarmouth railway station and the nearby A47 provide convenient options for regional travel by train or car.





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Step into this exceptional three-bedroom semi-detached home, thoughtfully designed for modern family living and set in one of Gorleston's most desirable residential areas. From the moment you arrive, the convenience of off-road parking on the driveway sets the tone for the ease and comfort this home has to offer.

Inside, a welcoming entrance hallway leads you to a bright and airy lounge, seamlessly flowing into the dining room. This versatile open-plan living space is ideal for both relaxed family days and entertaining friends, where natural light and the cosy wood burner creates a warm and inviting atmosphere. The kitchen is a stylish, functional hub, complete with laminate flooring, quality cabinetry, worktops, and a sink with drainer and mixer tap. Integrated appliances include a double electric oven, gas hob, and fridge/freezer, all framed by a UPVC double-glazed window overlooking the rear garden. Double doors from the dining area open directly onto the garden, creating a wonderful indoor-outdoor connection, while a convenient downstairs W.C. adds to the practicality of the ground floor.

Upstairs, three generously sized bedrooms provide ample space for family life. The master bedroom features built-in wardrobes, offering both comfort and storage. The family bathroom is well-appointed with a bath and overhead shower, wash basin, and W.C., catering perfectly to everyday routines.



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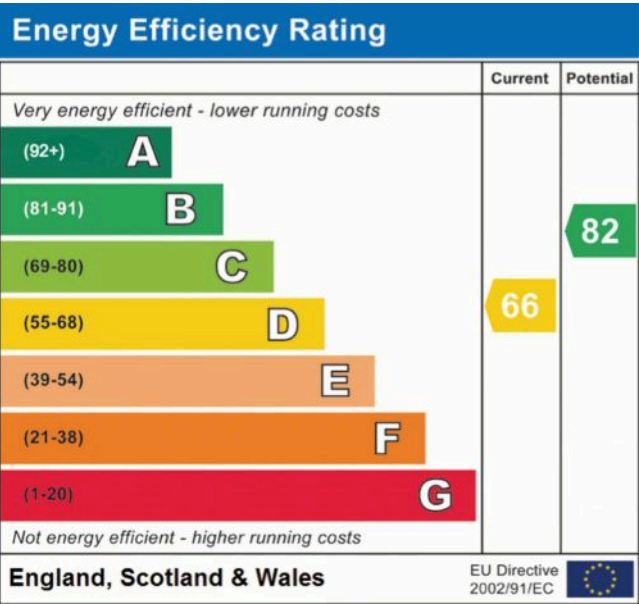
Outside, the property continues to impress. The enclosed rear garden is west-facing and mainly laid to lawn with a patio area perfect for summer gatherings and outdoor entertaining. Brick-built sheds provide excellent storage, and a gate ensures easy access to the front garden, enhancing both practicality and appeal.

This home presents a rare opportunity to secure a spacious, beautifully presented family residence, complete with fantastic outdoor space, convenient parking, and a lifestyle that effortlessly combines comfort and modern living.

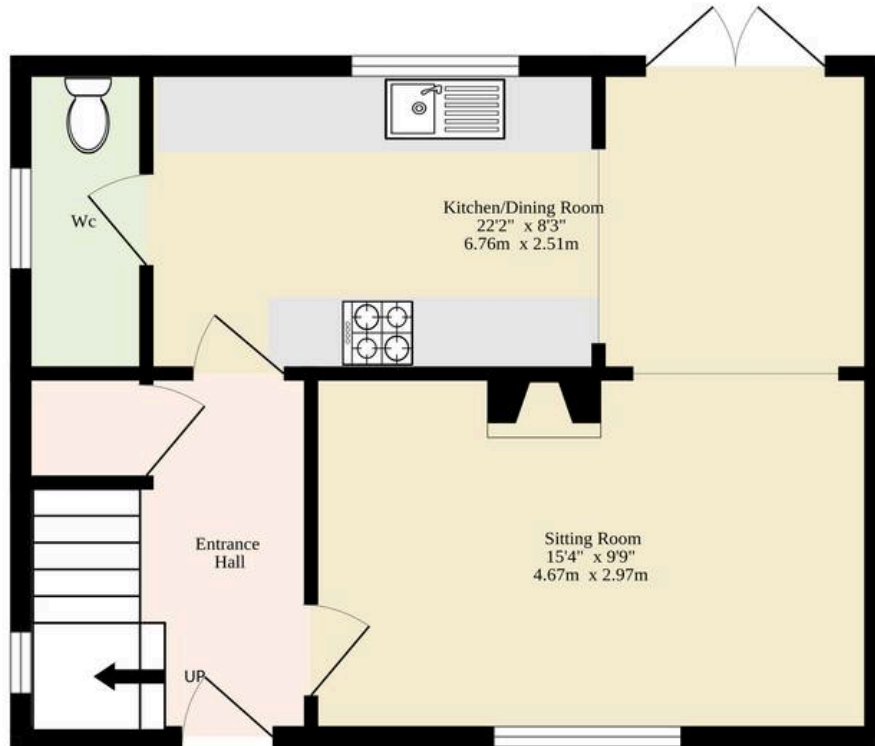
**Agents note**

Freehold

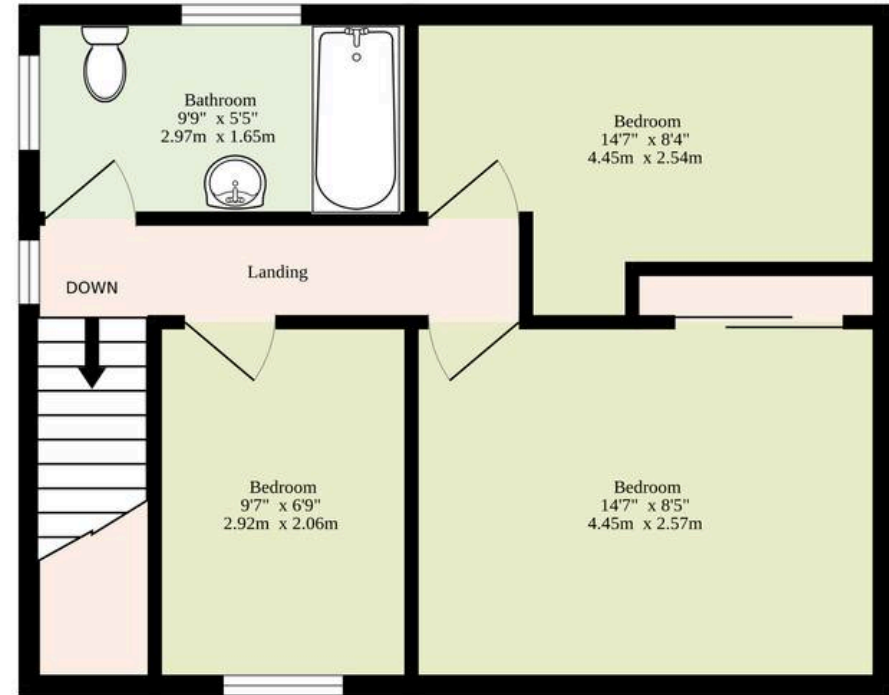
New windows and French doors installed in 2023



**Ground Floor**  
332 sq.ft. (30.8 sq.m.) approx.



**1st Floor**  
362 sq.ft. (33.6 sq.m.) approx.



Sqft Excludes The Hallways And Wc

**TOTAL FLOOR AREA : 693 sq.ft. (64.4 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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*Meet James*  
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*Meet Lauren*  
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**Minors & Brady**  
*Your home, our market*

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