



1 Girton Road, Gorleston

Great Yarmouth



£230,000
Minors & Brady

1 Girton Road

Gorleston, Great Yarmouth

Set within a desirable part of Gorleston and offered with no onward chain, this extended end-terrace home pairs modern comfort with elegant design. Inside, a welcoming hallway leads to a bright kitchen fitted with cream gloss units, wood surfaces, integrated appliances, and a breakfast bar, alongside a practical utility area and French doors opening to a south-facing garden with patio and artificial lawn. An archway connects the stylish lounge, while the ground-floor master bedroom enjoys a new en suite shower room. Upstairs are three further bedrooms and a contemporary family bathroom featuring a freestanding bath and vanity unit. Outside, a large block-paved driveway provides ample parking for up to six vehicles, and the location offers easy access to local schools, shops, and the coast, with the James Paget University Hospital and Gorleston's sandy beach both just moments away.

Location

Girton Road is situated in a popular residential part of Gorleston, offering convenient access to a variety of everyday amenities and a friendly community atmosphere. The property lies within easy reach of well-regarded schools, local shops, supermarkets, and the James Paget University Hospital, ensuring day-to-day life is both practical and well supported. Gorleston's award-winning sandy beach is just a short distance away, providing a wide promenade, beach cafés, and seasonal events that make the area vibrant throughout the year. The bustling High Street is filled with cafés, restaurants, and independent stores, creating a lively local hub for shopping and dining. Excellent transport links connect the area to Great Yarmouth and Norwich, with regular bus routes and easy access to main roads, making it ideal for families, professionals, and commuters alike. Outdoor enthusiasts will also enjoy nearby parks and green spaces that add to the area's appeal.

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Girton Road, Gorleston

This beautifully presented extended end-terrace home offers a stylish and versatile living space in a highly sought-after part of Gorleston, perfectly suited to modern family life.

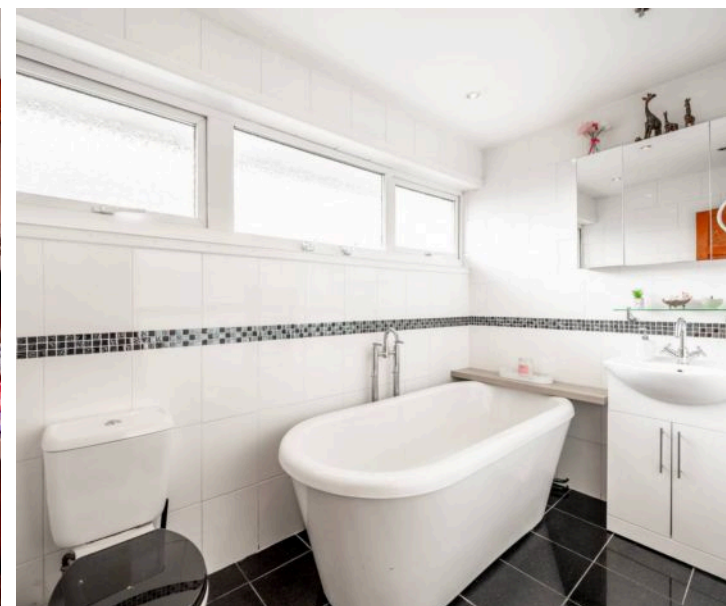
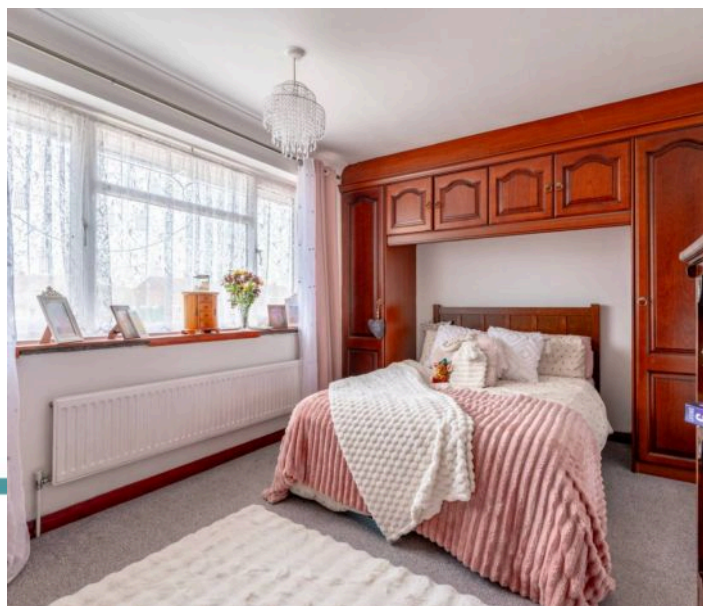
A welcoming entrance hall sets the tone, finished with wood-effect flooring and a part-glazed UPVC door with a matching side panel that fills the space with natural light. From here, stairs rise to the first floor, and doors open to the main living areas.

The kitchen is a real highlight of the home, designed with both practicality and elegance in mind. Cream gloss cabinetry is paired with tiled splashbacks and wood-effect work surfaces, complemented by a full range of integrated appliances including a double oven, gas hob with stainless-steel extractor hood, and tall fridge-freezer. A breakfast bar creates a relaxed spot for casual dining, while polished tiled flooring and recessed ceiling lighting add to the modern feel. French doors open directly onto the south-facing rear garden, creating an effortless indoor-outdoor flow. Adjoining the kitchen, a separate utility area offers additional storage and workspace, complete with a stainless-steel sink beneath a wide front-facing window.

An archway leads into the lounge, which provides a bright and inviting living space with a large picture window, wood-effect flooring, and neutral décor. The open flow between the two rooms gives a sense of space while maintaining clearly defined zones for relaxing and dining.

A ground-floor double bedroom provides an ideal main suite or guest room, featuring contemporary finishes, wood-effect flooring, and an outlook to the rear garden. The adjoining en suite is beautifully fitted with fully tiled walls and flooring, a double walk-in shower with glass enclosure, twin vanity basins with storage beneath, a concealed cistern WC, and a heated chrome towel rail.

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Upstairs, the landing leads to three further bedrooms and a contemporary family bathroom. Two of the bedrooms are generous doubles, one with fitted storage and plenty of space for additional furnishings, while the third bedroom offers versatility as a single, home office, or dressing room.

The family bathroom is finished to an excellent standard, showcasing a freestanding bathtub with chrome fittings, a vanity unit with an inset basin, and a low-level WC, all framed by tiled walls and flooring with obscured windows for natural light.

Outside, the south-facing rear garden enjoys sunlight throughout the day and has been designed for low maintenance. A generous patio provides space for outdoor seating or dining, with an artificial lawn beyond, creating a neat and practical finish. Timber fencing encloses the garden, with gated side access connecting to the front.

The front of the property features a large block-paved driveway with parking for up to six vehicles.

Agents notes

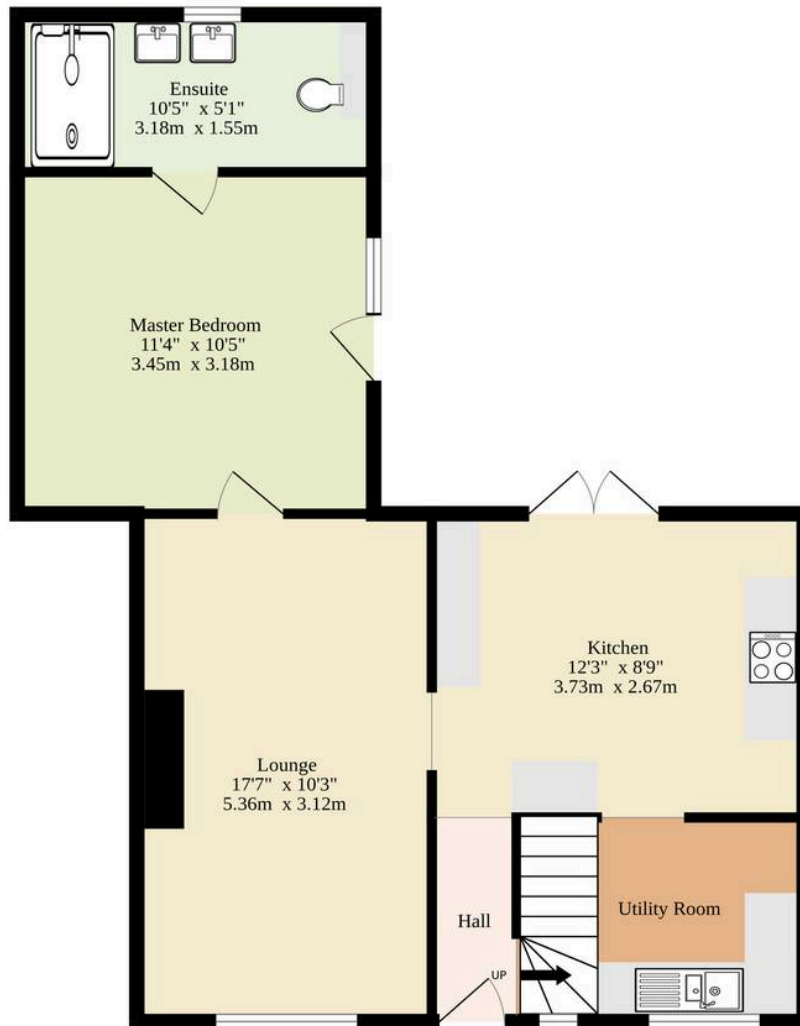
We understand that the property will be sold freehold, connected to all main services.

Heating system- Gas Central Heating

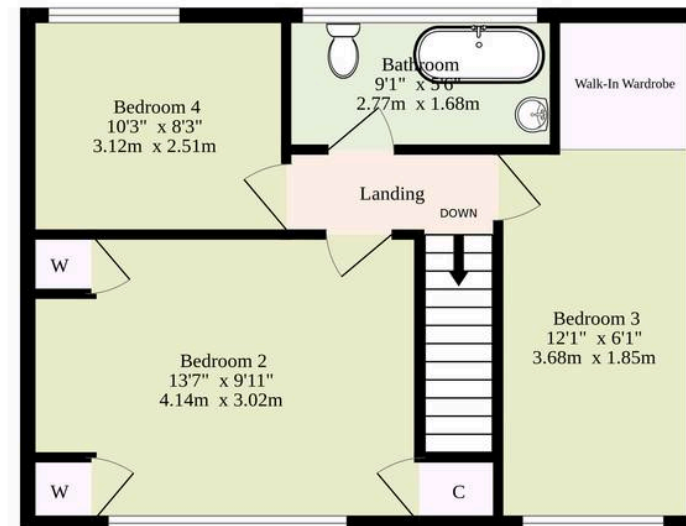
Council Tax Band- A



Ground Floor
555 sq.ft. (51.6 sq.m.) approx.



1st Floor
238 sq.ft. (22.1 sq.m.) approx.



TOTAL FLOOR AREA : 793 sq.ft. (73.7 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?

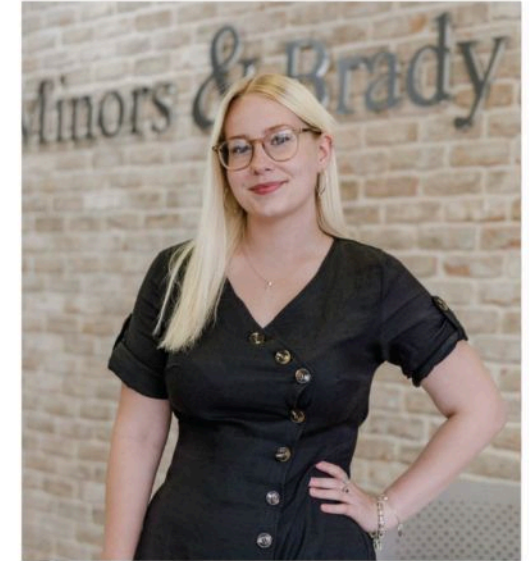
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Senior Property Consultant



Meet *James*
Property Consultant



Meet *Lauren*
Property Consultant

Minors & Brady

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 caister@minorsandbrady.co.uk

 01493 806188

 48 High Street, Caister-on-Sea, Great Yarmouth, NR30 5EH

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