



14 Gournay Avenue, Gorleston

Great Yarmouth



Minors & Brady

14 Gournay Avenue

Gorleston, Great Yarmouth

Vendor has found a chain-free onwards purchase, presenting an exceptional opportunity to acquire this detached chalet bungalow, set on a substantial plot in the highly sought-after coastal town of Gorleston. Just moments from the award-winning beach, local cafes, and vibrant community amenities, this home offers spacious and flexible accommodation, including four double bedrooms, a large sitting room with bay windows and a fireplace, a kitchen/dining area, and a light-filled conservatory. Outside, a private garden with patio, mature beds, summerhouse, driveway, and garage provides ample space for relaxation, entertaining, and storage, perfectly complementing the coastal lifestyle on offer.



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Gorleston, Great Yarmouth

- Vendor has found a chain-free onwards purchase
- Detached chalet bungalow proudly positioned on a substantial plot in the coastal town of Gorleston, moments away from the award winning beach
- Spacious and flexible accommodation that can easily adapt to your own preferences and style
- Large sitting room accentuated by a brick-built fireplace and two front-facing bay windows, inviting relaxation and entertaining
- Kitchen/dining room fitted with cabinetry, an integrated oven, areas for your own appliances and ample amount of space for a dining set-up
- Light-filled conservatory that extends the reception space, allowing you to enjoy the outdoors within the comfort of your home
- Four double bedrooms across both floors, offering comfort and privacy
- A large, private garden featuring a patio for seating arrangements, a maintained lawn, mature beds and a summerhouse
- A paved driveway providing off-road parking for multiple vehicles and a garage/workshop for storage options



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Location

Gournay Avenue is situated in the coastal town of Gorleston-on-Sea, just a short walk from the seafront, offering residents easy access to sandy beaches and the promenade. Local amenities are within easy reach, including a small cluster of convenience stores, a bakery, a newsagent, and cafés, while the town centre provides further shopping options such as supermarkets, boutiques, and service shops. Families benefit from proximity to Ormiston Cliff Park Primary Academy and Cliff Park Ormiston Academy for secondary education, both within walking distance, ensuring schooling is convenient.

Transport links are practical for a coastal town: regular bus services connect Gournay Avenue to Great Yarmouth and surrounding villages, while main roads provide straightforward access for drivers heading inland or along the coast. Life on Gournay Avenue combines a quiet, residential atmosphere with the lifestyle advantages of living near the beach, local shops, and schools, offering a comfortable environment for families, professionals, and retirees.



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The property offers spacious and adaptable accommodation, allowing you to shape the home to your lifestyle. A porch entrance opens into a welcoming entrance hall, flowing seamlessly into a large sitting room. The room is naturally bright, accentuated by two front-facing bay windows and a charming brick-built fireplace, creating a relaxing space for quiet evenings or entertaining family and friends.

The kitchen/dining room is designed for practical living and social gatherings. Fitted with functional cabinetry and an integrated oven, it offers ample space for your own appliances and a generous dining setup, ideal for family meals or dinner parties. Beyond the kitchen, a light-filled conservatory extends the living space, bringing the outdoors in and providing a quiet spot to enjoy your morning coffee or unwind in the evening while overlooking the garden.

There are four double bedrooms across both floors, each offering comfort, privacy, and versatility to accommodate a growing family, a home office, or guest rooms. The ground-floor shower room, paired with a separate WC, ensures convenience for all residents and visitors.

The property is complemented by a large, private garden, thoughtfully landscaped with a paved patio area for outdoor seating, a well-maintained lawn, mature flower beds, and a charming summerhouse, perfect for relaxing, hobbies, or entertaining during the warmer months. Off-road parking is provided via a paved driveway that accommodates multiple vehicles, alongside a garage/workshop offering excellent storage or workspace potential.

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Ground Floor
1212 sq.ft. (112.6 sq.m.) approx.

1st Floor
402 sq.ft. (37.3 sq.m.) approx.



Sqft Includes Garage And Workshop/Utility

TOTAL FLOOR AREA : 1614 sq.ft. (149.9 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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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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