



39 Wadham Road, Gorleston

Great Yarmouth



Minors & Brady



# 39 Wadham Road

## Gorleston, Great Yarmouth

Offering a comfortable and well-presented setting for everyday living, this three-bedroom home brings together space, practicality and a calm, welcoming feel. The bright living room and dining area provide an ideal backdrop for family life, complemented by a recently updated kitchen with modern finishes. Upstairs, three good-sized bedrooms and a spacious bathroom create a relaxed and functional layout. Outside, the generous rear garden offers room to enjoy the outdoors, while the front garden and driveway add useful convenience. A thoughtfully maintained property that's ready to suit a range of lifestyles.

### Location

Wadham Road is situated in a quiet residential part of Gorleston-on-Sea, within easy reach of the town's seafront. The beach, promenade, and cliff-top greens are just a short walk away, offering open space and coastal views for daily walks or weekend leisure. Local amenities are convenient, with small shops, cafés, and a few independent grocers scattered nearby, while larger supermarkets and retail options are within a short drive. Families are well served for schooling: Ormiston Cliff Park Primary Academy and Cliff Park Ormiston Academy are the closest primary and secondary schools, both accessible within a few minutes. Public transport links are reliable, with frequent bus services connecting Gorleston to Great Yarmouth and Norwich, and the nearby A143 provides straightforward road access. The area combines the calm of a coastal neighbourhood with the practicality of nearby schools, shops, and transport, making it well suited for families or anyone seeking a coastal lifestyle without sacrificing everyday convenience.

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- A three bedroom mid-terrace home positioned in a peaceful residential setting, offering a warm introduction to life in this popular area
- Perfect choice for first-time buyers, families or investors!
- Modern flooring and tasteful décor throughout that bring a sense of cohesion and ease to the entire home
- A light filled living/family room that opens to the garden, creating a comfortable setting for daily living and relaxed gatherings
- A recently fitted kitchen with modern cabinetry, practical surfaces and a layout designed to make everyday cooking both simple and enjoyable
- Three thoughtfully arranged bedrooms that offer calm, private spaces suited to a range of needs from restful nights to home working
- A spacious bathroom with a clean, contemporary finish and generous storage that supports an organised household
- A wide enclosed rear garden with a balance of patio and lawn, offering an opportunity for outdoor dining, quiet moments in the sun or space for children to play
- Close to local shops, schools for all ages, transport links and the coast





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Step inside to a welcoming entrance hall, setting the tone with its bright, airy feel and a sense of space that flows seamlessly into the heart of the home. The living room offer an inviting setting for both everyday family life and entertaining, with natural light spilling through the large windows and sliding doors that connect effortlessly to the garden beyond. The recently fitted kitchen is a stylish, practical space where cooking and socialising come together, featuring contemporary work surfaces, ample storage, and thoughtfully integrated appliances. It flows seamlessly into the dining area, encouraging intimate family meals and gatherings.

Upstairs, three well-proportioned bedrooms provide private retreats, each offering a calm and restful atmosphere. The spacious family bathroom is tastefully finished, comprising of a modern three-piece suite, including a corner bathtub.

Outside, the home continues to impress. The generous rear garden features a patio for seating arrangements, a laid to lawn and a timber storage shed. The front garden and driveway offer practical convenience while maintaining a welcoming approach to the property.

With its combination of modern comforts, thoughtful layout, and delightful outdoor spaces, this home effortlessly blends practical living with everyday enjoyment. Ideal for families, first-time buyers, or anyone looking for a home where life can be savoured, it's a property that invites you to move straight in and start living.

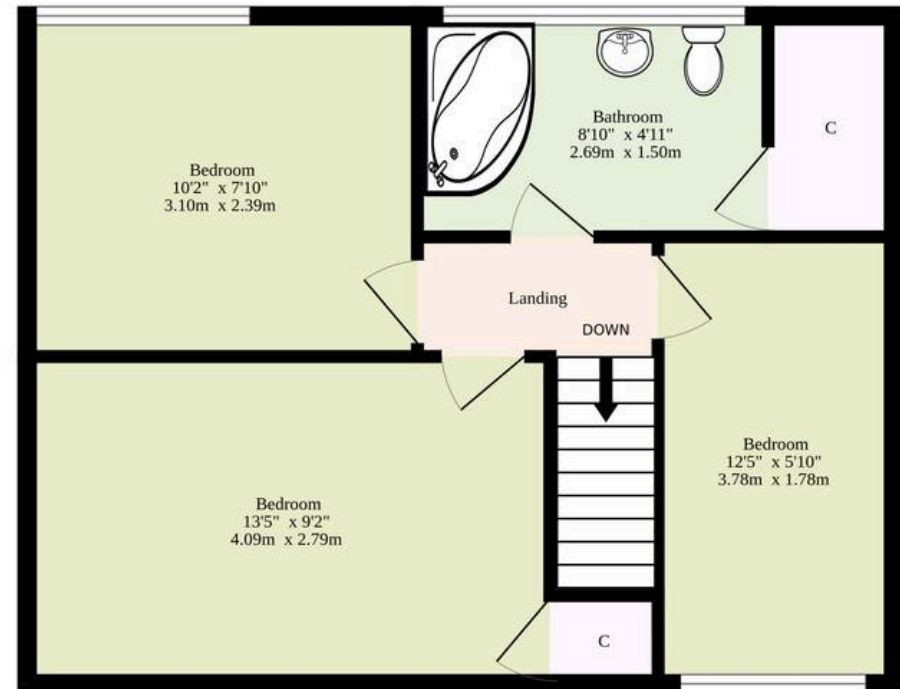


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

**Ground Floor**  
406 sq.ft. (37.7 sq.m.) approx.



**1st Floor**  
294 sq.ft. (27.3 sq.m.) approx.



Sqft Excludes Landing

**TOTAL FLOOR AREA : 700 sq.ft. (65.0 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

*Your home, our market*

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