



1 University Crescent, Gorleston
Great Yarmouth



Minors & Brady

1 University Crescent

Gorleston, Great Yarmouth

This attractive three-bedroom semi-detached home offers modern, well-planned accommodation ideal for family living. Positioned in a sought-after residential area, it enjoys close proximity to local shops, schools, transport links, and key amenities. The interior is stylishly presented throughout, featuring a bright lounge, dedicated dining space, and a contemporary kitchen fitted with quality integrated appliances. Upstairs, the property provides three well-proportioned bedrooms alongside a modern bathroom and separate WC, adding practicality for everyday use. Gas central heating and double glazing ensure year-round comfort and efficiency. Outside, the home benefits from low-maintenance front and rear gardens, ideal for busy households. A generous driveway and adjoining garage provide excellent off-road parking and storage options. Viewing is highly recommended to appreciate the space, finish, and convenient location this home offers.

- Well-presented three-bedroom semi-detached family home
- Located in a popular and convenient residential area
- Modern interior finish throughout with stylish living spaces
- Spacious lounge opening into a dedicated dining area
- Contemporary fitted kitchen with a range of integrated appliances
- Three well-proportioned bedrooms to the first floor
- Bathroom with shower and separate WC for added convenience
- Gas central heating and uPVC double glazing throughout
- Enclosed low-maintenance front and rear gardens
- Generous driveway with adjoining garage providing ample off-road parking



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The Location

University Crescent, Gorleston is situated in a highly sought-after residential area of Gorleston-on-Sea, offering an ideal combination of coastal living and everyday convenience. This charming town is famed for its picturesque beaches, traditional seaside attractions, and welcoming community atmosphere, making it a popular choice for families and professionals alike.

Residents of University Crescent enjoy close proximity to Gorleston Beach, known for its golden sands, scenic promenades, and vibrant seaside ambience. Whether it's a leisurely walk along the coastline, a day of sun and surf, or enjoying the nearby cafés and traditional fish and chip shops, the beach is a wonderful focal point for both relaxation and recreation.

The property is also conveniently located near a variety of local amenities, including shops, supermarkets, cafés, and restaurants, providing everything you need on your doorstep. Gorleston boasts excellent educational facilities, with a selection of well-regarded schools catering to all age groups, as well as accessible healthcare services.

For those commuting or exploring the wider area, University Crescent benefits from excellent transport links. Great Yarmouth is just a short drive away, offering further shopping, leisure, and employment opportunities, while Norwich is easily accessible for cultural attractions, shopping, and rail connections to London and beyond.



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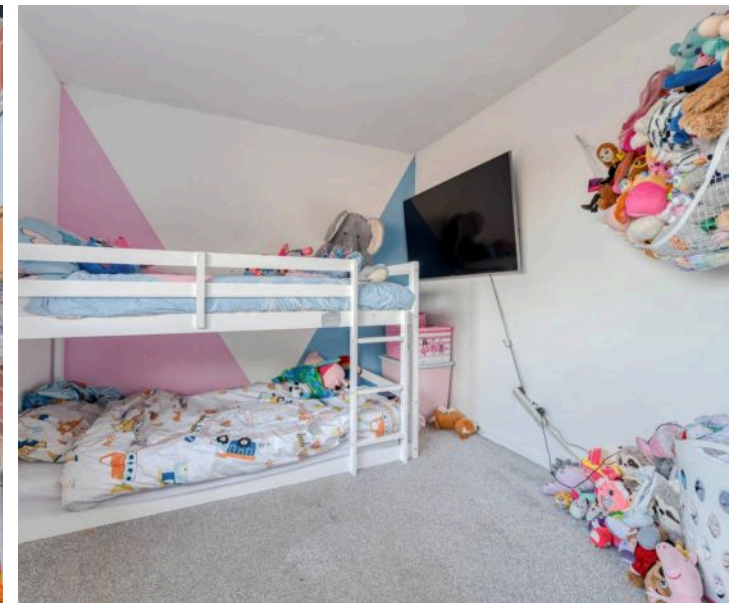
Gorleston, Great Yarmouth

University Crescent, Gorleston

This well-presented three-bedroom semi-detached family home is situated in a popular and convenient residential area, ideally positioned close to a wide range of local amenities. The property benefits from easy access to Gorleston High Street, regular bus routes, and schools catering for all age groups, including the nearby East Norfolk Sixth Form College. James Paget University Hospital, Gorleston seafront, and sandy beach are all within a short travelling distance, making this an excellent choice for families and professionals alike.

The home has been modernised throughout and offers comfortable, well-balanced accommodation enhanced by gas central heating and uPVC double glazing. Upon entering, the welcoming entrance hall leads through to a bright and spacious lounge overlooking the front of the property. This flows seamlessly into the dining area, which enjoys double doors opening directly onto the rear garden, creating an ideal space for both everyday living and entertaining.

The modern fitted kitchen is a real highlight of the home, offering an extensive range of wall and base units with complementary work surfaces. It is well equipped with integrated appliances including double electric ovens, a microwave, induction hob with extractor hood, dishwasher, and washing machine, along with space for an American-style fridge freezer. Practical storage solutions include a pull-out pantry cupboard, under-stair storage, and a cupboard housing the Vaillant combination boiler, making this a highly functional and stylish space.



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To the first floor, the landing provides access to three well-proportioned bedrooms, all enjoying natural light and fitted carpets. The main bedroom and second bedroom are generous doubles, while the third bedroom is ideal for a child's room, home office, or nursery. The bathroom features a fully tiled finish with a panelled bath and electric shower, including rainfall and handheld options, complemented by a heated towel rail and pedestal wash basin. A separate WC adds convenience for family living.

Externally, the property continues to impress. To the front is an enclosed garden with artificial lawn, offering low maintenance kerb appeal, along with gated access to a generously sized driveway providing ample off-road parking. The driveway leads to the adjoining garage, which benefits from an electric roller door, power, lighting, and internal access to the rear garden. The rear garden is fully enclosed and paved for ease of maintenance, with additional side access and a secure gate leading back to the front of the property.

Overall, this modern and well-located family home offers spacious accommodation, excellent parking facilities, and a convenient setting close to essential amenities. Early viewing is strongly recommended to fully appreciate all that this property has to offer.

Agents Note

Sold Freehold

Connected to all mains services.

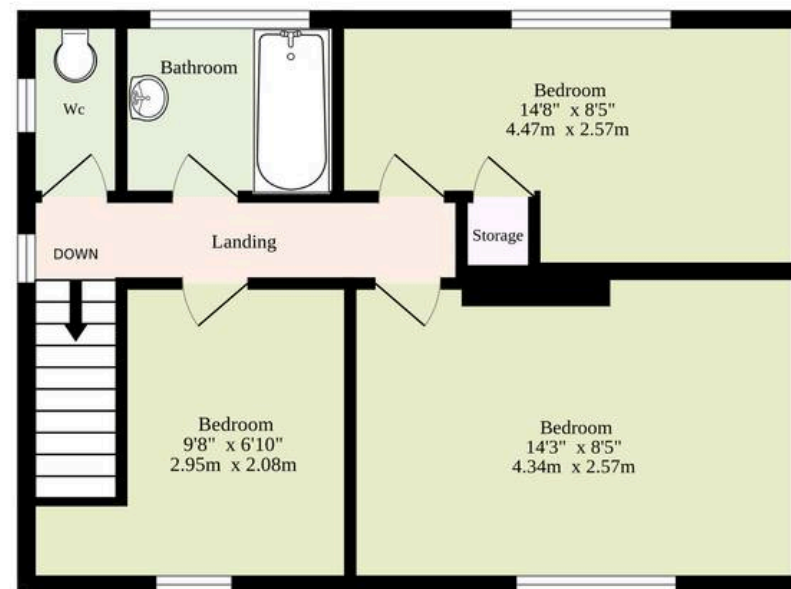


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Ground Floor
663 sq.ft. (61.6 sq.m.) approx.



1st Floor
463 sq.ft. (43.0 sq.m.) approx.



Including Garage

TOTAL FLOOR AREA : 1126 sq.ft. (104.6 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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Senior Property Consultant



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Minors & Brady

Your home, our market

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