



13 Colomb Road, Gorleston

Great Yarmouth



Minors & Brady

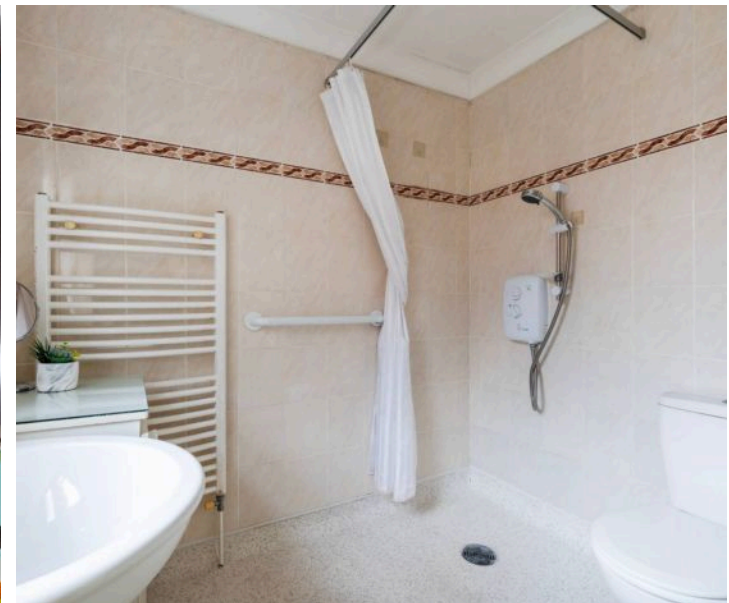


# 13 Colomb Road

Gorleston, Great Yarmouth

This end-of-terrace home in Gorleston-On-Sea offers an excellent opportunity for first-time buyers or investors. Featuring a welcoming entrance hall, open-plan living and dining space, a practical kitchen, and a ground-floor wet room, it combines comfort with functionality. Upstairs, three bedrooms provide privacy and versatility, while the extensive bisected garden with lawn, paved pathway, and storage shed extends the living space outdoors. On-road parking completes this accessible and inviting property.

- End-of-terrace residence located in the coastal town of Gorleston-On-Sea
- Suitable choice for first-time buyers or investors
- Open-plan living/dining room creating an effortless flow for relaxation and entertaining
- Kitchen fitted with wall and base cabinetry, a freestanding oven and areas for your own appliances
- Easily accessible ground-floor wet room
- Three bedrooms offering comfort and privacy, ready for personalisation
- Extensive, bisected garden featuring a sweeping lawn, a paved pathway and a timber storage shed
- On-road parking
- In close proximity to essential amenities and the scenic coastline







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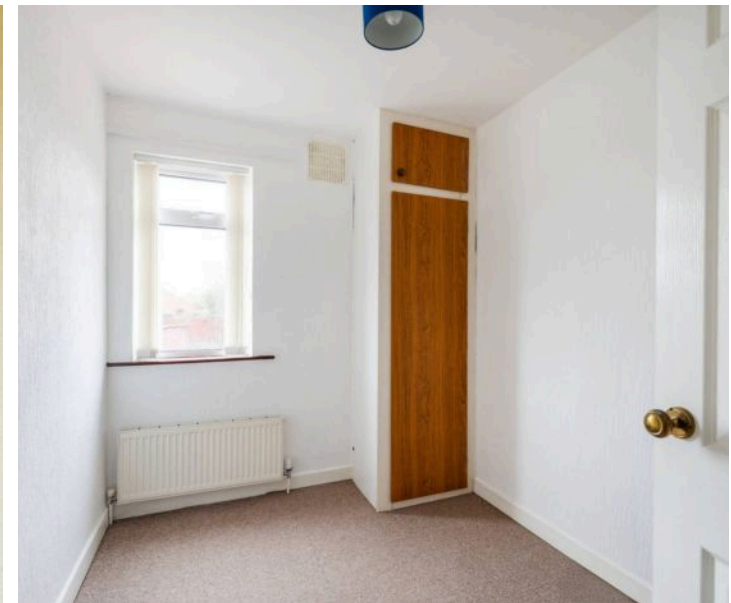
Gorleston, Great Yarmouth

## Location

Colomb Road is situated in the residential heart of Gorleston-on-Sea, a coastal village just south of Great Yarmouth. The street lies within easy walking distance of the seafront, where the sandy beach and long promenade offer a quiet spot for morning walks, cycling, or simply enjoying the sea air. The immediate area is a mix of traditional and modern homes, giving the street a settled, community-focused feel.

Local amenities are close at hand. Residents can reach small convenience stores, cafés, a bakery, and a few independent shops within a short walk, while larger supermarkets and high street options are a short drive or bus ride away. For families, Colomb Road benefits from nearby schools such as St Mary and St Peter Catholic Primary School, Wroughton Infant and Junior Academies, and Lynn Grove Academy, providing options from early years through secondary education.

Transport links are straightforward: regular bus services connect the village to Great Yarmouth and surrounding areas, and the nearby main roads make commuting by car convenient. The proximity to the coast shapes daily life here, many residents enjoy a mix of relaxed seaside living and practical convenience, balancing local shops, schools, and transport access with walks along the beach, visits to local parks, and the general rhythm of village life by the sea.



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Gorleston, Great Yarmouth

The welcoming entrance hall sets the tone for the home, leading through to an open-plan living and dining area that offers a seamless flow for everyday living and relaxed entertaining.

The kitchen is thoughtfully designed with wall and base cabinetry, a freestanding oven, and designated spaces for your own appliances, combining practicality with a sense of ease. On the ground floor, a well-appointed wet room provides convenience and accessibility.

Upstairs, three bedrooms offer comfort and privacy, providing a versatile canvas to reflect your personal style.

Outside, the extensive, bisected garden is a standout feature, with a sweeping lawn, a paved pathway, and a timber storage shed, perfect for outdoor leisure.

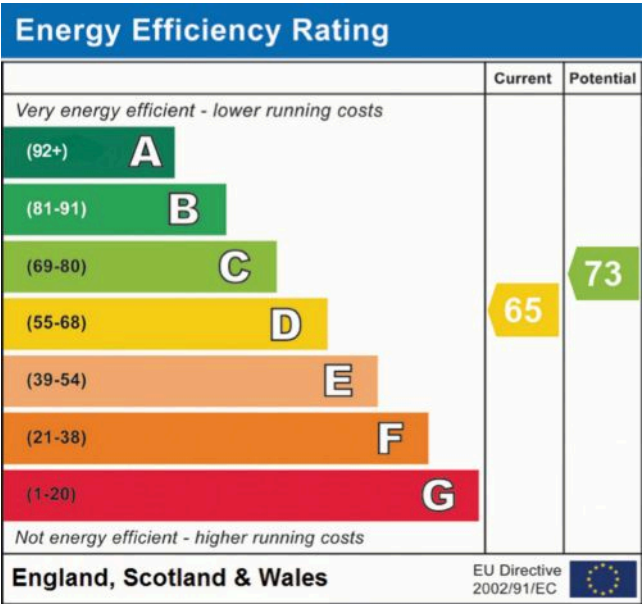
Additional practical benefits include on-road parking, making this property a convenient and inviting home in a vibrant coastal setting.

## Agents Notes

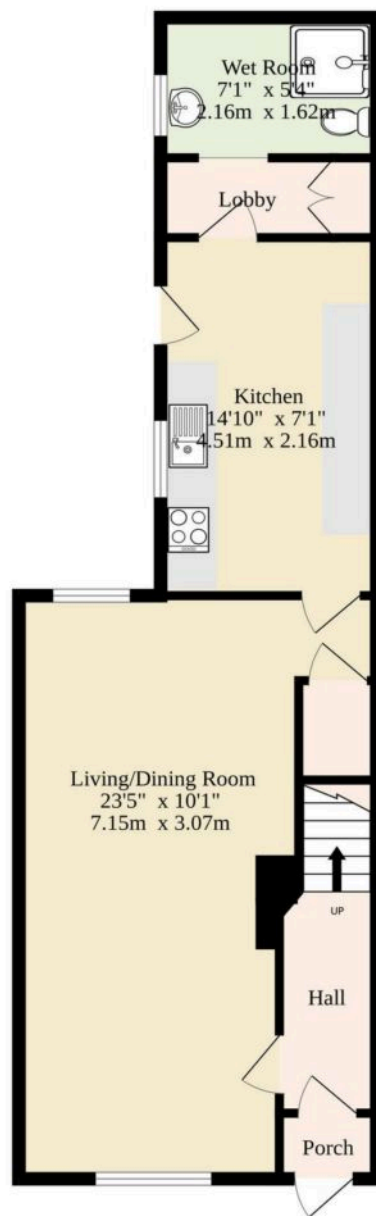
Freehold

Connected to all mains services.

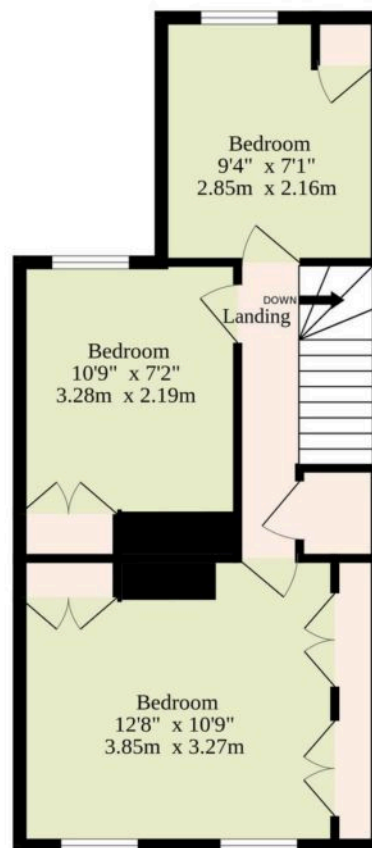
Please note that is property has a bisected garden.



Ground Floor  
464 sq.ft. (43.1 sq.m.) approx.



1st Floor  
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 829 sq.ft. (77.0 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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