



64 Salk Road, Gorleston  
Great Yarmouth



Minors & Brady



## 64 Salk Road

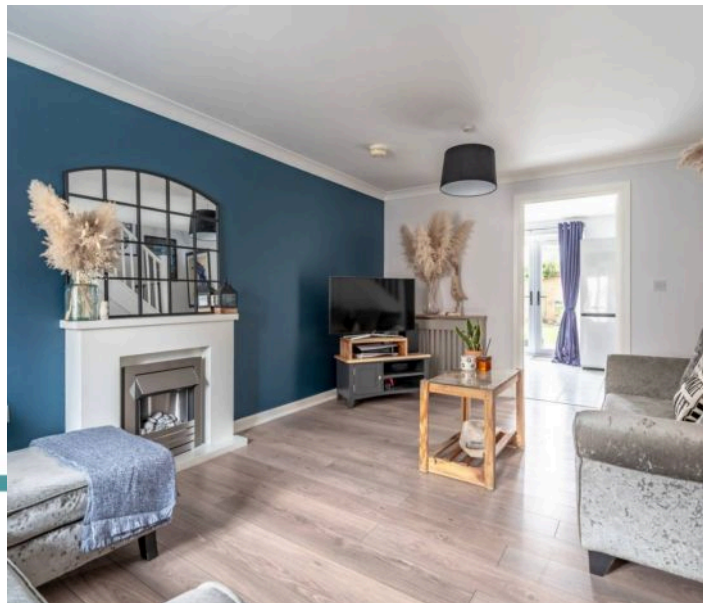
Gorleston, Great Yarmouth

This modern three-bedroom semi-detached home offers a perfect balance of comfort and contemporary living. A welcoming living room provides a bright, inviting space to relax, while the stylish kitchen/dining room, complete with integrated appliances and French doors, opens onto a sunny west-facing garden, ideal for enjoying long evenings or entertaining friends and family. Upstairs, three well-proportioned bedrooms, including a principal suite with en-suite shower, provide flexibility and space for family life or a home office. Outside, the low-maintenance garden, adjoining garage, and driveway add convenience and practicality, making this home a complete package for modern, everyday living.

### Agents Note

Freehold

Connected to all mains services.



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# 64 Salk Road

Gorleston, Great Yarmouth

- Semi-detached residence positioned in the desirable coastal town of Gorleston-On-Sea, in close proximity to essential amenities
- Turn-key condition, suitable for first-time buyers or families!
- Bright and inviting living room with stylish flooring and a decorative feature fireplace, inviting relaxation and entertaining
- Kitchen/dining room with integrated appliances, French doors opening onto a west-facing garden, and practical space for everyday living
- Three bedrooms offering comfort and privacy, one of which is a principal with a private en-suite
- Family bathroom comprising of a modern three-piece suite
- West-facing rear garden with artificial lawn and patio areas, fully enclosed for privacy
- Adjoining garage for storage options and a driveway providing off-road parking
- Hive heating system and a Hue lighting system
- Gas central heating and UPVC double glazing throughout ensuring comfort and energy efficiency



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# 64 Salk Road

Gorleston, Great Yarmouth

## Location

Salk Road is a residential street in Gorleston-on-Sea, positioned just a short walk from the town's High Street, which hosts a mix of convenience stores, local cafés, bakeries, and small independent shops. Families benefit from nearby schools, including Ormiston Cliff Park Primary Academy and Cliff Park Ormiston Academy, while healthcare needs are served by the nearby James Paget University Hospital and local GP practices.

Public transport is convenient, with regular bus services connecting Gorleston to Great Yarmouth, Lowestoft, and beyond, and the A47 provides straightforward road links to Norwich and the surrounding region. The road's proximity to Gorleston's sandy beaches and coastal promenades makes it easy to enjoy outdoor life, whether walking, cycling, or simply relaxing by the sea. With its combination of practical amenities, schools, healthcare access, and easy access to the coast, Salk Road offers a balanced lifestyle for families, professionals, and retirees.



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# 64 Salk Road

Gorleston, Great Yarmouth

Step inside to discover a thoughtfully designed interior with light-filled spaces and contemporary finishes. The welcoming entrance lobby leads through to a handy cloakroom before opening into a spacious living room, where a decorative fireplace and stylish flooring create a warm, inviting atmosphere for relaxation and entertaining.

The kitchen/dining room is the heart of the home, featuring sleek work surfaces and a range of fitted cupboards. Cooking and entertaining are made effortless with a stainless steel four-ring gas hob, ceramic tiled surrounds, and a built-in electric oven and grill with cupboards over and under. Practical touches include plumbing for a washing machine and a newly installed slimline integrated dishwasher. French doors open onto the west-facing garden, inviting natural light in and providing a seamless transition to outdoor dining or relaxing in the afternoon sun.

Upstairs, three well-proportioned bedrooms offer comfort and flexibility. The principal suite showcases an en-suite shower room, while the family bathroom is fitted with a modern three-piece suite. Each space has been carefully finished with practical and stylish touches, including gas central heating and UPVC double glazing throughout.

Outside, the property continues to impress. The rear garden, facing west, is low-maintenance with an artificial lawn, patio area, and fencing, offering privacy and a safe space for children or pets. A personal door provides direct access to the adjoining garage, while the front garden and driveway complete this family-friendly home.

With its combination of contemporary living, convenient transport links, excellent local amenities, and proximity to the coast, this property embodies the relaxed yet connected lifestyle that makes Gorleston so desirable.

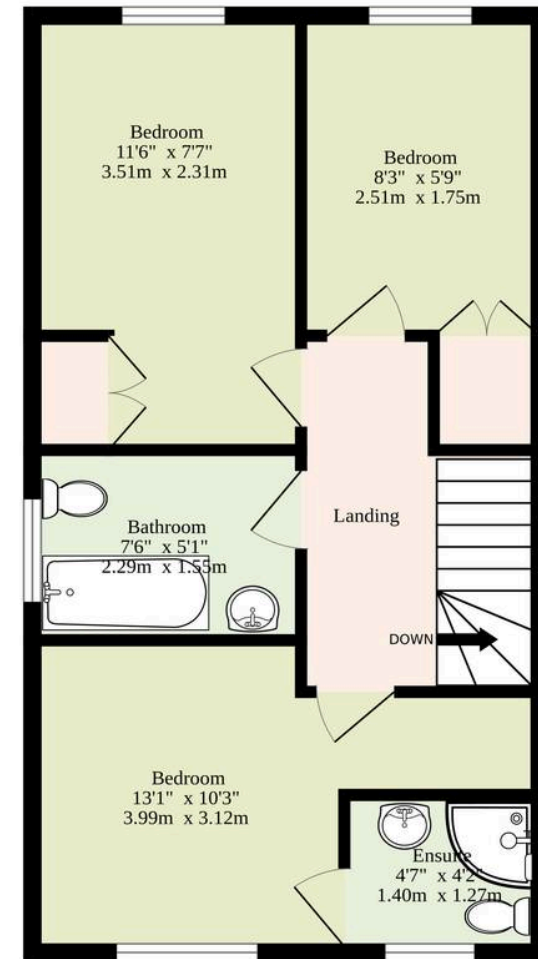


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Ground Floor  
545 sq.ft. (50.6 sq.m.) approx.



1st Floor  
357 sq.ft. (33.2 sq.m.) approx.



Total Sqft Includes The Garage

TOTAL FLOOR AREA : 902 sq.ft. (83.8 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

*Your home, our market*

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