



74 East Anglian Way, Gorleston

Great Yarmouth

Minors & Brady



# 74 East Anglian Way

Gorleston, Great Yarmouth

Situated in the sought-after area of East Anglian Way, this modern semi-detached family home offers a spacious open-plan ground-floor layout designed for contemporary living, with Kardean flooring running through most of the ground floor. The accommodation includes a front-facing lounge with a separate office, sliding doors through to a stylish kitchen and dining area fitted with Silestone worktops and integrated appliances, a separate utility room and a light-filled conservatory with French doors opening onto the enclosed rear garden. Upstairs provides three well-proportioned bedrooms, all with built-in mirrored wardrobes, including a principal bedroom with an en suite shower room, along with a contemporary family bathroom, while the ground floor benefits from a separate WC. Further features include Hive-controlled heating with underfloor heating to the ground floor, driveway parking and an integral garage, making this a well-appointed and practical home suited to modern family life.

## Location

East Anglian Way in Gorleston offers a well-connected residential setting close to everyday amenities and coastal attractions. The property is within easy reach of local shops, supermarkets, and well-regarded schools, while regular bus routes provide convenient links into both Great Yarmouth, Lowestoft and Norwich. The sandy shoreline at Gorleston Beach is just a short distance away, offering scenic walks and open sea views, and nearby access to the A47 ensures straightforward travel towards Great Yarmouth and Norwich. James Paget University Hospital is also conveniently located close by, along with a range of healthcare facilities and leisure options. The area benefits from nearby parks and green spaces, providing additional outdoor space for families and those who enjoy spending time outside.

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## East Anglian Way, Gorleston

Stepping inside, you are welcomed by a bright entrance hall with Kardean flooring, which runs through most of the ground floor and enhances the modern feel of the interior. A staircase rises to the first floor, a contemporary WC is positioned neatly off the hall, and there is integral access into the garage, offering practical day-to-day convenience.

From the hall, you move directly into the lounge, a generous front-facing reception room centred around a feature fireplace with a wooden surround and stone hearth. Natural light pours in through the wide window. A separate office is accessed from the lounge, providing a dedicated and private area for working from home or studying. Sliding doors to the rear then open into the kitchen and dining room, creating a modern open plan layout while still allowing each space to retain its identity.

The kitchen and dining room span the rear of the property and form the heart of the home. The kitchen is fitted with sleek grey cabinetry complemented by Silestone worktops and integrated appliances, including double ovens and a gas hob with extractor above. An inset sink sits beneath the rear window, and recessed ceiling lighting enhances the clean, contemporary finish. The dining area sits comfortably alongside, positioned perfectly for family meals and entertaining, with sliding doors leading through to the conservatory.

The conservatory provides a further reception space with a brick base and glazed elevations beneath a glazed roof, creating a light-filled environment throughout the year. French doors open directly onto the rear garden, strengthening the connection between inside and out.

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A separate utility room is accessed from the kitchen, offering additional storage and work surface space, plumbing for laundry appliances, a stainless steel sink and a door to the side of the property. The wall-mounted boiler is also located here. Upstairs, the landing includes an airing cupboard and gives access to three well-proportioned bedrooms and the family bathroom. All three bedrooms benefit from built-in wardrobes with mirrored sliding doors. The principal bedroom also features an en suite shower room fitted with a walk-in shower, WC and a vanity unit with a countertop basin. The remaining bedrooms are served by the family bathroom, which is fitted with a panelled bath with a shower over, WC and wash hand basin.

Outside, the rear garden is enclosed and laid mainly to lawn, with a paved patio area adjoining the conservatory and a decked area that gets drenched in afternoon sun. Established planting borders line the boundaries, and a timber shed provides useful external storage. To the front, a lawned garden sits beside the driveway, which provides off-road parking and leads to the integral garage.

Additional benefits include Hive-controlled heating with underfloor heating to the ground floor and double glazing throughout.

## Agents notes

Sold freehold, connected to main services: water, electricity, gas and drainage.

Gas Central Heating

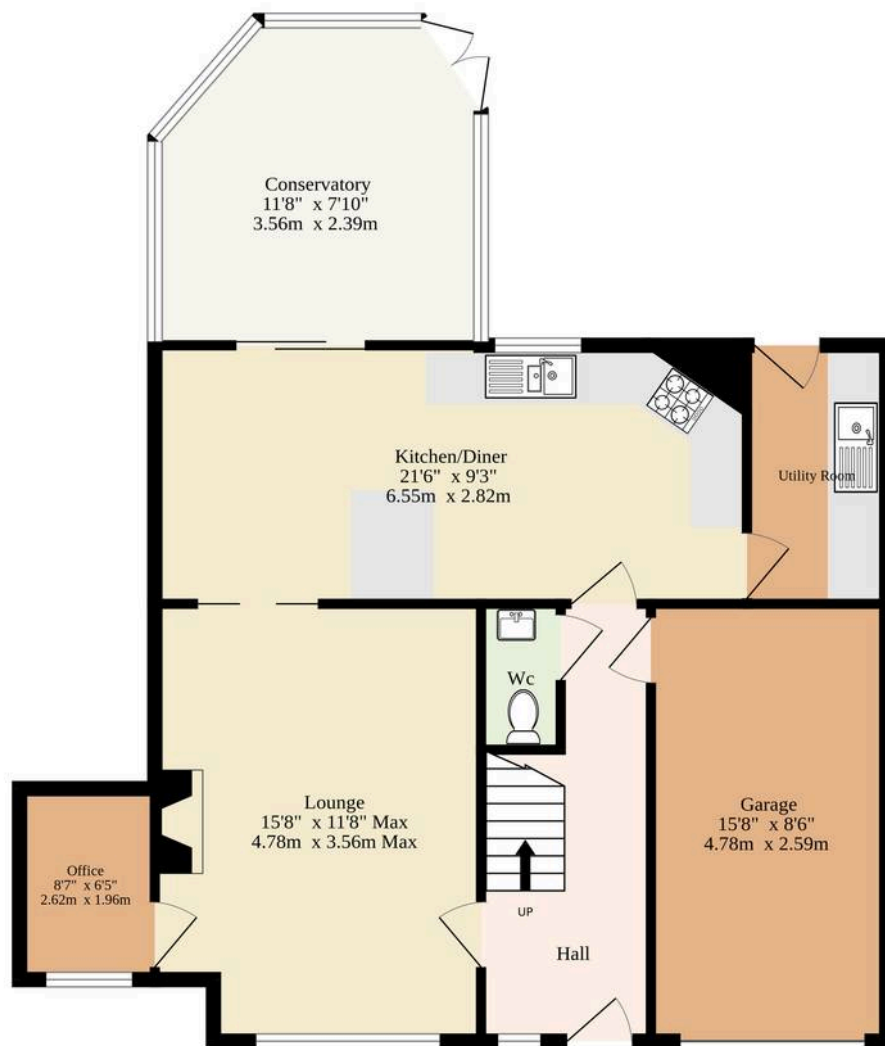
Council Tax Band-C

There are restrictive covenants associated with the property and buyers are advised to carry out their own due diligence.

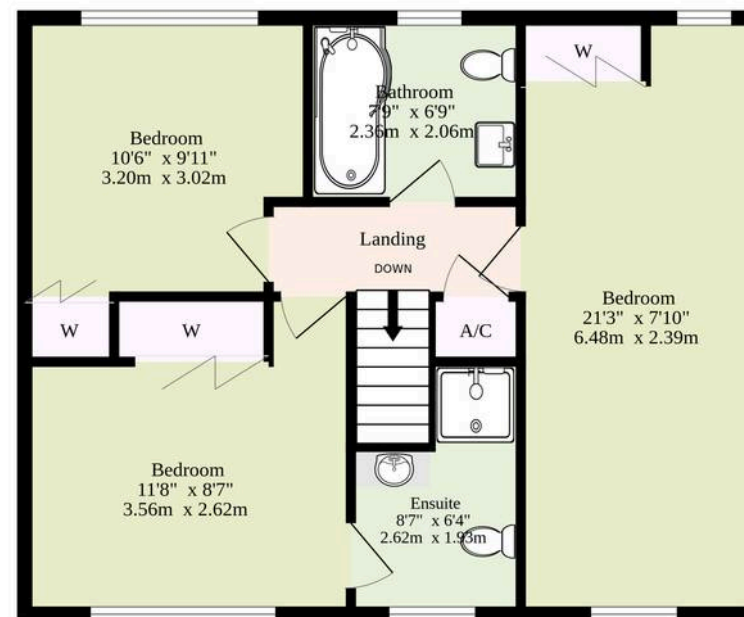




**Ground Floor**  
830 sq.ft. (77.1 sq.m.) approx.



**1st Floor**  
511 sq.ft. (47.5 sq.m.) approx.



**TOTAL FLOOR AREA : 1341 sq.ft. (124.6 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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# Dreaming of this home?

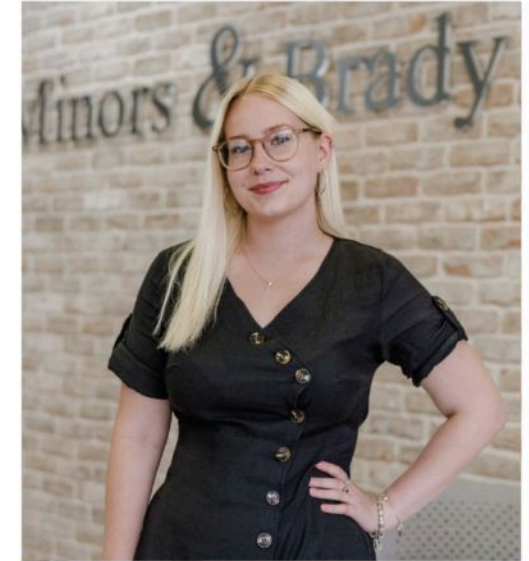
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Meet *Lauren*  
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# Minors & Brady

*Your home, our market*

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