



241 High Street, Gorleston

Great Yarmouth

Minors & Brady



241 High Street

Gorleston

There's something quietly appealing about living this close to the water, where daily life naturally slows and the surroundings do the heavy lifting. Set within the coastal town of Gorleston-On-Sea and enjoying river views, this bay-fronted mid-terrace home blends character with well-considered space, offering bright, high-ceilinged living areas, four double bedrooms and a layout that adapts easily to modern routines. With the beach nearby, flexible reception rooms, a low-maintenance garden and the added benefit of off-road parking, it's a home that works just as well for growing families as it does for first-time buyers or investors seeking a solid, lifestyle-led opportunity.



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- Bay-fronted mid-terrace residence positioned in the coastal town of Gorleston-On-Sea
- Direct views of the River Yare
- Suitable option for first-time buyers, families or investors looking for a home a short distance from the beach
- Sitting room accentuated by a bay-window and a traditional fireplace, inviting relaxation and entertaining
- Formal dining room with the flexibility to be a home office, a cosy snug, a playroom for children or an additional bedroom if required
- Kitchen/breakfast room creating an effortless flow for everyday living, fitted with modern cabinetry, an integrated oven, a gas hob and under-counter areas for appliances
- Four double bedrooms across two upper floors, offering comfort and privacy, one with a bay window that draws in the natural light
- Family bathroom comprising of a contemporary four-piece suite
- A private, low-maintenance garden that is predominately shingle, with a patio for seating arrangements
- Off-road parking space available in the back garden, as well as on-road parking at the front of the residence



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Location

High Street sits at the centre of Gorleston-on-Sea's town core, running through an established coastal community with a practical, everyday feel. The street is lined with a mix of independent shops, small cafés, takeaways and essential services, with larger supermarkets and additional retail just a short walk away. Families are well served by nearby schools including Stradbroke Primary Academy, Ormiston Cliff Park Primary Academy, and St Mary & St Peter Catholic Primary School, all within easy reach, while secondary and sixth-form options are available in Gorleston and neighbouring Great Yarmouth.

Regular bus services operate along and around the High Street, providing straightforward links to Great Yarmouth town centre, the railway station, and onward routes to Norwich. One of the area's biggest draws is its closeness to the coast, Gorleston Beach and promenade are within walking distance, making sea walks, open space and coastal views part of daily life rather than an occasional treat. Overall, High Street offers a convenient base with shops, schools, transport and the shoreline all woven into a settled seaside lifestyle.



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The house opens into a welcoming entrance hall that immediately feels bright and airy, helped by the high ceilings that run throughout the ground floor. To the front, the sitting room is centred around a traditional fireplace and enhanced by a bay window, creating a comfortable space that works just as well for quiet evenings as it does for entertaining.

Beyond this, the formal dining room adds welcome flexibility and could easily adapt to suit modern lifestyles, whether as a home office, snug, playroom or even an additional bedroom if needed.

The kitchen/breakfast room sits at the heart of the home and supports easy, everyday living. It is fitted with modern cabinetry, an integrated oven, gas hob and under-counter spaces for appliances, with enough room to dine informally and keep everything connected.

Across the two upper floors are four well-proportioned double bedrooms, offering a sense of comfort and privacy for all occupants. One is further enhanced by a bay window that draws in plenty of natural light. The family bathroom is finished with a contemporary four-piece suite, keeping things practical yet refined.



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Outside, the private rear garden has been designed for low maintenance, laid mainly to shingle with a patio area that works well for seating and outdoor dining. An off-road parking space is available within the garden itself, complemented by additional on-road parking to the front.

All in all, this is a well-balanced home that offers flexibility, light-filled interiors and a relaxed coastal lifestyle, wrapped up in a location that continues to be in steady demand.

Agents Notes

Freehold



	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	80
(55-68)	D	60
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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Ground Floor
551 sq.ft. (51.2 sq.m.) approx.

1st Floor
432 sq.ft. (40.1 sq.m.) approx.

2nd Floor
318 sq.ft. (29.5 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? Let's make it a *reality*



Meet *Sarah*
Senior Property Consultant



Meet *James*
Property Consultant



Meet *Lauren*
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