



85 Church Road, Gorleston

Great Yarmouth



Minors & Brady

# 85 Church Road

Gorleston, Great Yarmouth

Well located in Gorleston, this light-filled two-bedroom semi-detached house offers well-arranged accommodation, a generous rear garden and the benefit of a garage with driveway parking.

Inside, the property features a spacious lounge with a feature fireplace, a separate dining room overlooking the garden with a useful larder cupboard, and a fitted kitchen. Upstairs are two double bedrooms, both with built-in storage, including a main bedroom with a walk-in wardrobe area, along with a family bathroom. Outside, the enclosed rear garden provides patio and decking areas with a timber shed, while the frontage is complemented by off-road parking and access to the garage. The property sits within easy reach of the town centre, close to Gorleston Beach with its sandy shoreline and promenade, and conveniently located for access to James Paget University Hospital.

## Location

Church Road in Gorleston enjoys a convenient setting within easy reach of the town centre and the wider coastal area. Gorleston Beach is just a short distance away, offering a wide stretch of sandy shoreline and scenic promenade, while Gorleston High Street provides a range of shops, supermarkets, cafés, and everyday services. The property is also well placed for access to local schools, medical facilities, including James Paget University Hospital, and leisure amenities, with regular transport links connecting to Great Yarmouth and Norwich. Green spaces and local parks are also close by, providing opportunities for outdoor exercise and relaxed weekend walks, making this a well-connected and practical location close to both the coast and essential amenities.





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## Church Road, Gorleston

Stepping inside, the entrance hall provides access to the principal reception rooms, with stairs rising to the first floor and a useful under-stairs storage cupboard offering practical space for coats and household items. The hall is finished in neutral décor with carpet underfoot.

Positioned to the front, the lounge features a wide window allowing natural light to fill the room. A central tiled fireplace with timber surround forms a clear focal point, while the room proportions allow for comfortable seating arrangements.

To the rear, the dining room overlooks the garden through a large window and offers ample space for a family dining table. A larder cupboard provides additional storage, and a door leads directly into the kitchen, creating a practical flow for everyday use.

The kitchen is fitted with a range of wall and base units with contrasting work surfaces. Integrated appliances include a built-in oven with gas hob and extractor above, with space and plumbing for a washing machine beneath the counter. Tiled splashbacks run along the worktops, and a door opens out to the rear garden, offering convenient access outside.

Upstairs, the landing leads to two bedrooms and the family bathroom. The main bedroom spans the width of the property and benefits from built-in cupboards along with access to a walk-in wardrobe, providing versatile additional space that could equally serve as a dressing area or study. The second bedroom is another double room with built-in storage and views to the front.

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The family bathroom comprises a panelled bath, pedestal wash hand basin and low-level WC, with part-tiled walls and natural light from the window.

Outside, the enclosed rear garden is arranged with paved and decked seating areas, creating defined spaces for outdoor dining and seating. A timber shed provides useful storage, while mature planting and established climbing greenery frame the boundaries and add privacy. A pergola-style structure supports planting over the patio area, and the layout allows for multiple seating zones across the garden.

The front garden is set behind a low brick wall with gated access, planted with established shrubs and borders that soften the frontage and provide a degree of screening from the road.

To the side of the property, a driveway provides off-road parking and leads to the garage, offering further storage or parking options.

## Agents notes

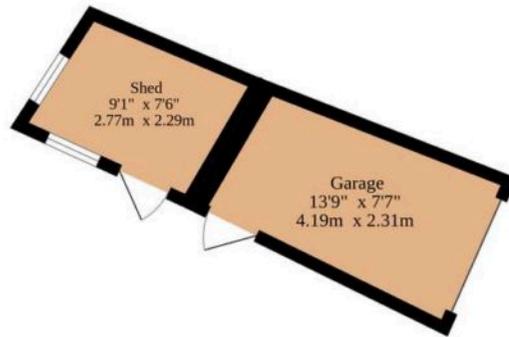
Sold freehold, connected to main services: water, electricity, gas and drainage.

Gas Central Heating

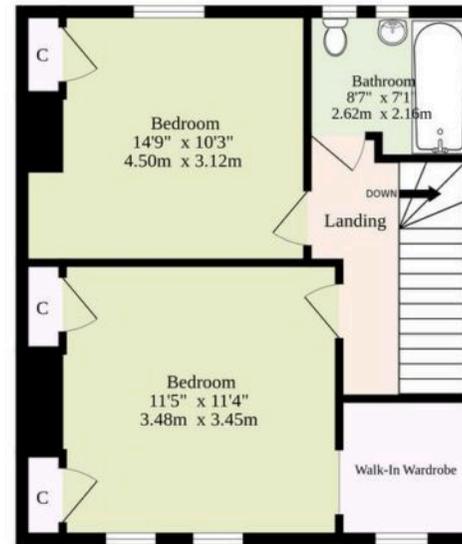
Council Tax Band- B



Ground Floor  
628 sq.ft. (58.3 sq.m.) approx.



1st Floor  
401 sq.ft. (37.3 sq.m.) approx.



Sqft Includes The Garage And Shed

TOTAL FLOOR AREA : 1029 sq.ft. (95.6 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? Let's make it a *reality*



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Meet *James*  
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