



11 Kalmia Green, Gorleston  
Great Yarmouth

Minors & Brady



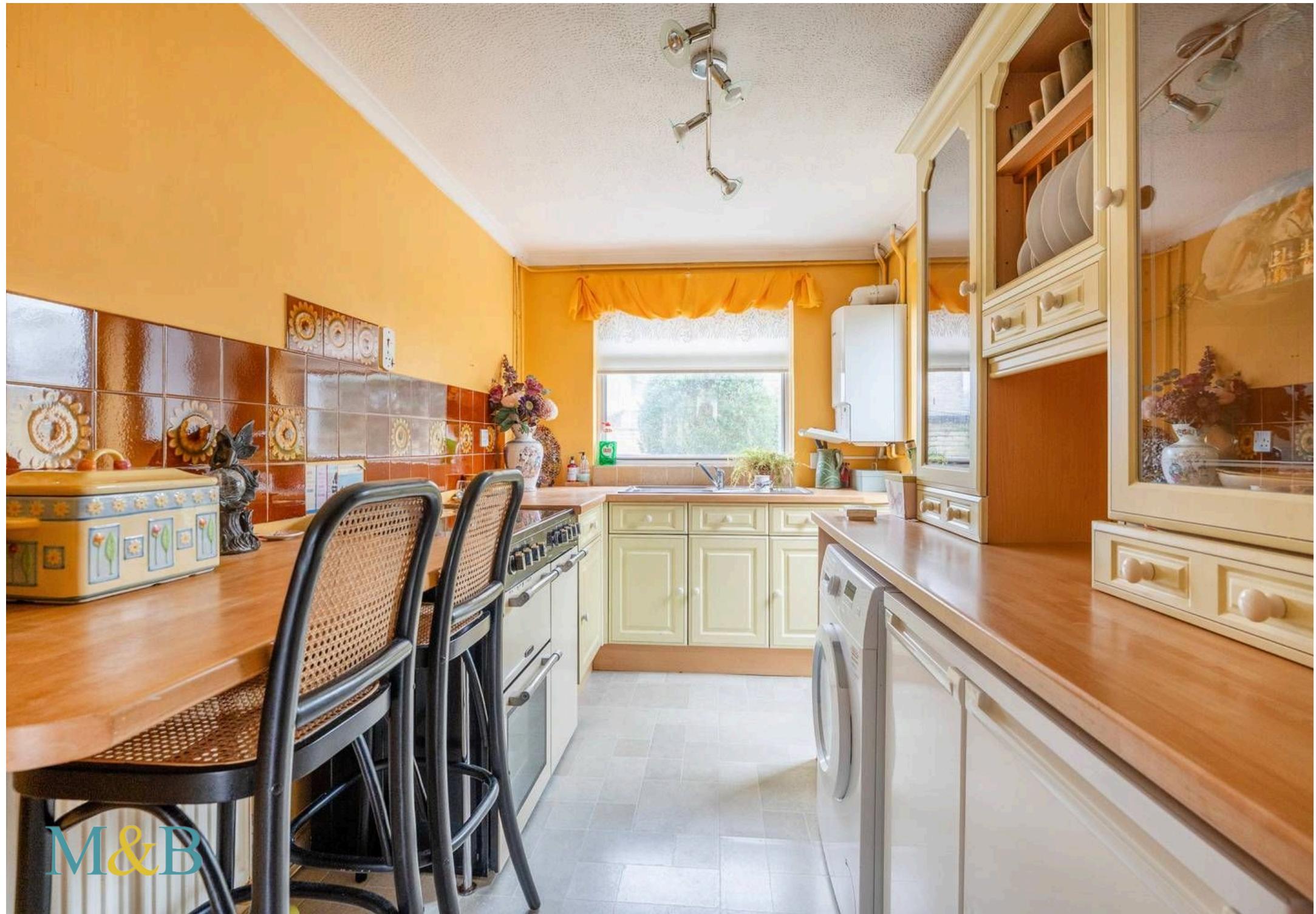
# 11 Kalmia Green

Gorleston, Great Yarmouth

Chain free and set along a quiet residential road in the coastal town of Gorleston-On-Sea, this semi-detached home offers a relaxed way of living where everyday life feels easy and well balanced. With generous living space, a sociable kitchen, three comfortable bedrooms and a private garden for unwinding outdoors, it's a home that suits first-time buyers, growing families or investors looking for a solid coastal setting, all within reach of the seafront and local amenities.

- Chain free
- Semi-detached residence positioned down a residential road in the coastal town of Gorleston-On-Sea
- Suitable choice for first-time buyers, families or investors
- Spacious living/dining room with front and rear windows, inviting relaxation and entertaining
- Kitchen fitted with cabinetry, a range-style cooker, areas for your own appliances and a breakfast bar unit for casual dining
- Three bedrooms, two with built-in storage, offering comfort and privacy
- A private rear garden featuring a patio for seating, a laid to lawn and established shrubbery
- A paved driveway providing off-road parking and a garage for storage options
- Close to the scenic coastline, local shops, schools and transport links





M&B

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Gorleston, Great Yarmouth

## Location

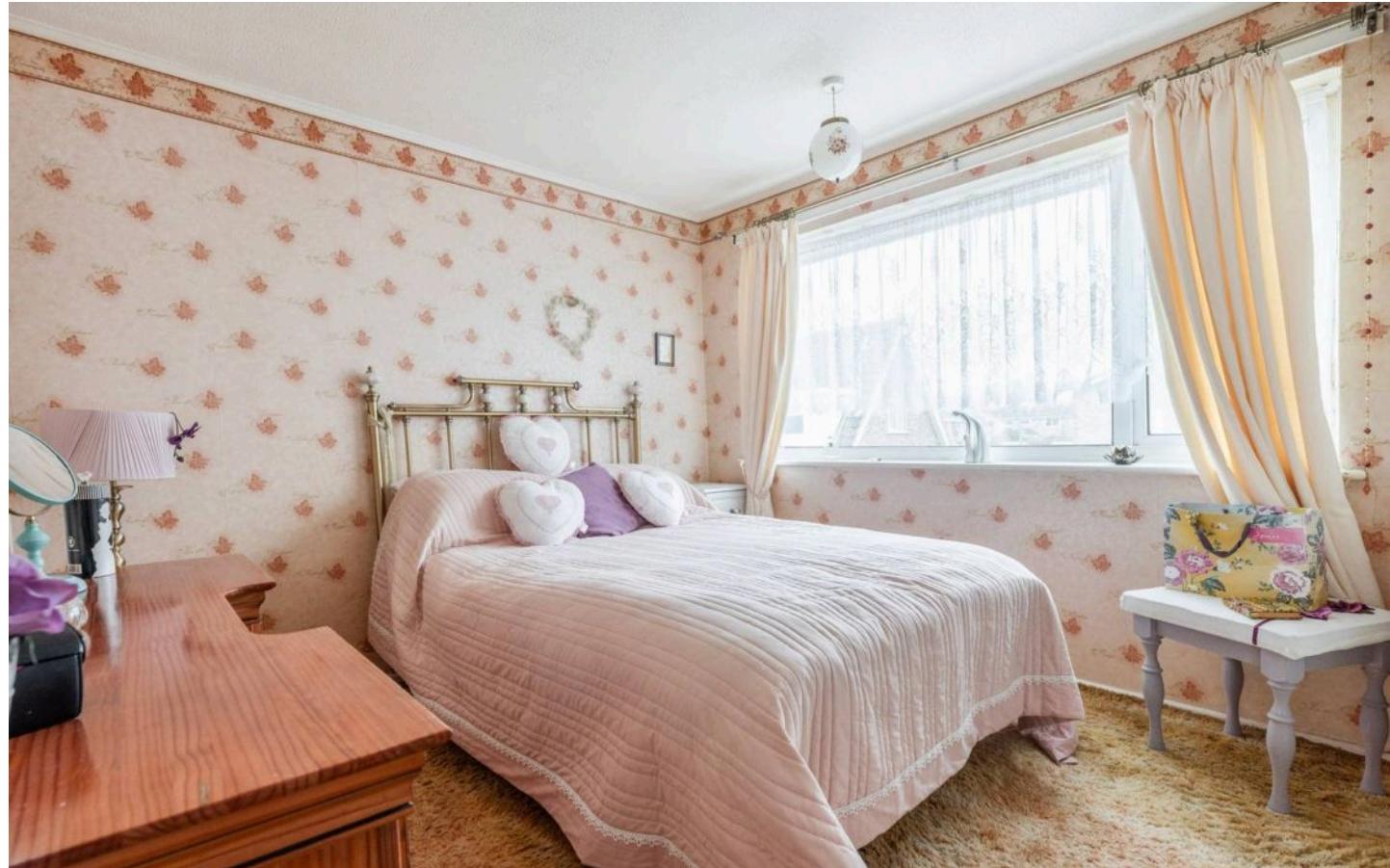
Kalmia Green is a residential cul-de-sac in Gorleston-on-Sea, positioned a short distance inland from the seafront. The coast and Gorleston Beach are easily accessible on foot or by bike, with the promenade and clifftop walks close enough to be part of everyday life rather than a special trip. Local shops and day-to-day services are nearby around Magdalen Way and the wider Gorleston area, with a broader range of supermarkets, cafés and independent businesses found along Gorleston High Street.

The closest schools include Wroughton Infant Academy and Wroughton Junior Academy, with Lynn Grove Academy serving secondary education, all within the surrounding neighbourhood. Regular bus services operate on nearby routes, providing links through Gorleston and into Great Yarmouth, while Great Yarmouth railway station is a short drive away for connections to Norwich and beyond. The area suits a steady coastal lifestyle, combining a quiet residential setting with practical access to schools, local amenities and the shoreline.

## Agents Notes

Freehold

Connected to all mains services.



# 11 Kalmia Green

Gorleston, Great Yarmouth

Chain free and quietly positioned along a residential road in the coastal town of Gorleston-On-Sea, this semi-detached home offers an easy, well-balanced way of living that suits first-time buyers, families and investors.

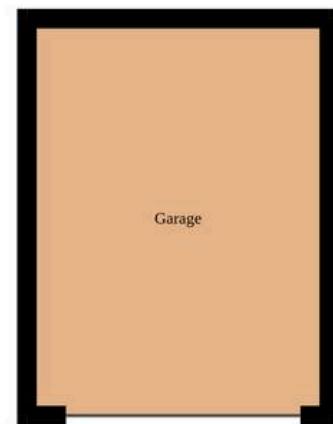
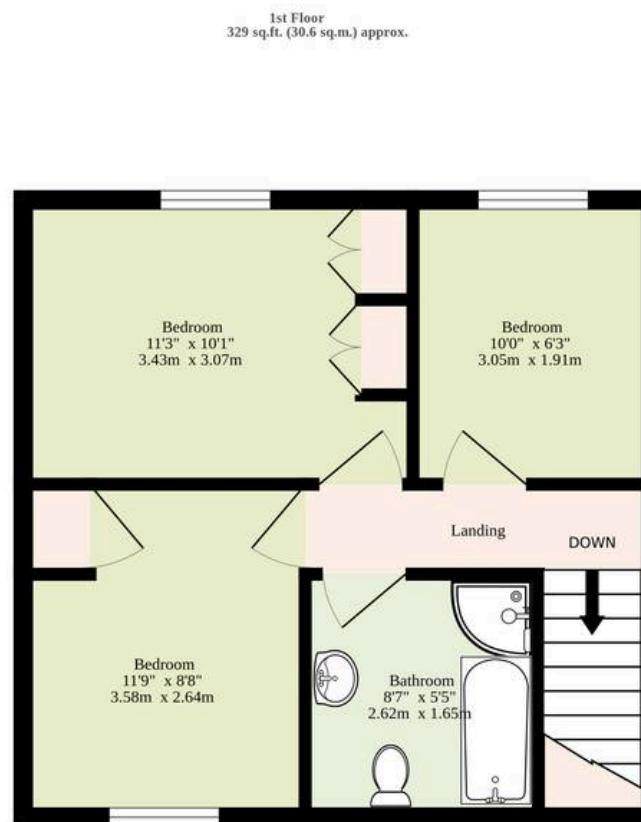
Inside, the spacious living and dining room stretches from front to rear, with windows at both ends drawing in natural light throughout the day. It's a comfortable space that works just as well for everyday living as it does for hosting friends and family. The kitchen is fitted with practical cabinetry, a range-style cooker, space for your own appliances and a breakfast bar that lends itself to relaxed mornings or informal meals.

Upstairs, there are three bedrooms, two of which benefit from built-in storage, providing a good level of comfort and privacy. The bathroom is fitted with a classic three-piece suite, keeping things simple and functional.

Outside, the rear garden is private and thoughtfully arranged, with a patio seating area, a laid-to-lawn section and established shrubs creating a pleasant outdoor setting. Gated access leads along a pathway to the front door, complemented by a neatly maintained front garden. A paved driveway provides off-road parking, while the garage offers useful storage options.

Well located for the coast and local amenities, this is a home that delivers space, practicality and a relaxed seaside lifestyle, all ready for its next chapter.





Sqft Does Not Include The Garage.

**TOTAL FLOOR AREA : 732 sq.ft. (68.0 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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Meet *James*  
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Meet *Lauren*  
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