



16 Upper Cliff Road, Gorleston

Great Yarmouth



Minors & Brady

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Gorleston, Great Yarmouth

Sea views and the sound of the coast define this distinguished five-bedroom, three-storey semi-detached period residence, beautifully renovated throughout while retaining original and bespoke detailing, including ceiling roses, decorative cornicing and cast iron fireplaces. Two elegant reception rooms comprise a living room with a square bay window and a feature fireplace, alongside a separate sitting room with a bespoke media wall and a wood burner. An impressive 25 ft kitchen diner with shaker style cabinetry opens through French doors onto the south-facing garden and is supported by a separate utility room. All five bedrooms include built-in wardrobes, with a statement master featuring a square bay window, and are served by two refined family bathrooms, each offering both bath and separate shower. A newly landscaped front garden enhances arrival, while the enclosed south-facing rear garden with detached gym, complete with power, heating and mirrored walls, completes this exceptional coastal home within easy reach of the beach, promenade walks and town centre amenities.

Location

Upper Cliff Road is positioned in a highly regarded coastal part of Gorleston, just moments from the wide sandy stretch of Gorleston Beach. The area is known for its attractive seafront gardens, promenade walks and open sea views, creating a sought-after setting close to the shoreline. A range of local shops, cafés, supermarkets and everyday amenities can be found nearby in Gorleston town centre, while schooling for all ages is within easy reach. The property also benefits from convenient access to the James Paget University Hospital and regular transport links to Great Yarmouth and the wider Norfolk area. Residents can enjoy coastal walks along the cliff top and easy access to leisure facilities, including a popular golf course and sports amenities, while the nearby seafront hosts seasonal events and activities that add to the appeal of this well-connected coastal location.





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Stepping inside, an enclosed porch opens into a refined reception hall with tiled flooring and a staircase rising to the upper levels. A discreet understairs WC adds practicality without compromising the natural flow of the ground floor.

To the front, the living room offers impressive proportions, centred around a cast iron fireplace and framed by a square walk-in bay window fitted with shutters. Decorative wall panelling, intricate cornicing and original ceiling roses celebrate the period heritage of the property while maintaining a fresh, tailored finish.

Adjacent to this, the sitting room has been thoughtfully arranged as a dedicated media space, complete with a bespoke built-in media wall, open display shelving and integrated downlighting. A cast-iron wood burner set upon a dark hearth introduces warmth and character, while a shuttered side window maintains continuity in design.

Spanning the full width of the property to the rear, the kitchen diner presents an impressive open-plan environment measuring over 25 ft in length. Shaker-style cabinetry is paired with wood work surfaces and an extensive arrangement of pan drawers and wall units. An integrated dishwasher, designated space for a range cooker and provision for an American-style fridge freezer ensure both style and functionality. Fitted bench seating and a feature cast iron fireplace elevate the dining area, creating a refined yet welcoming setting for entertaining. French doors open directly onto the south-facing garden, allowing natural light to flow through the space.



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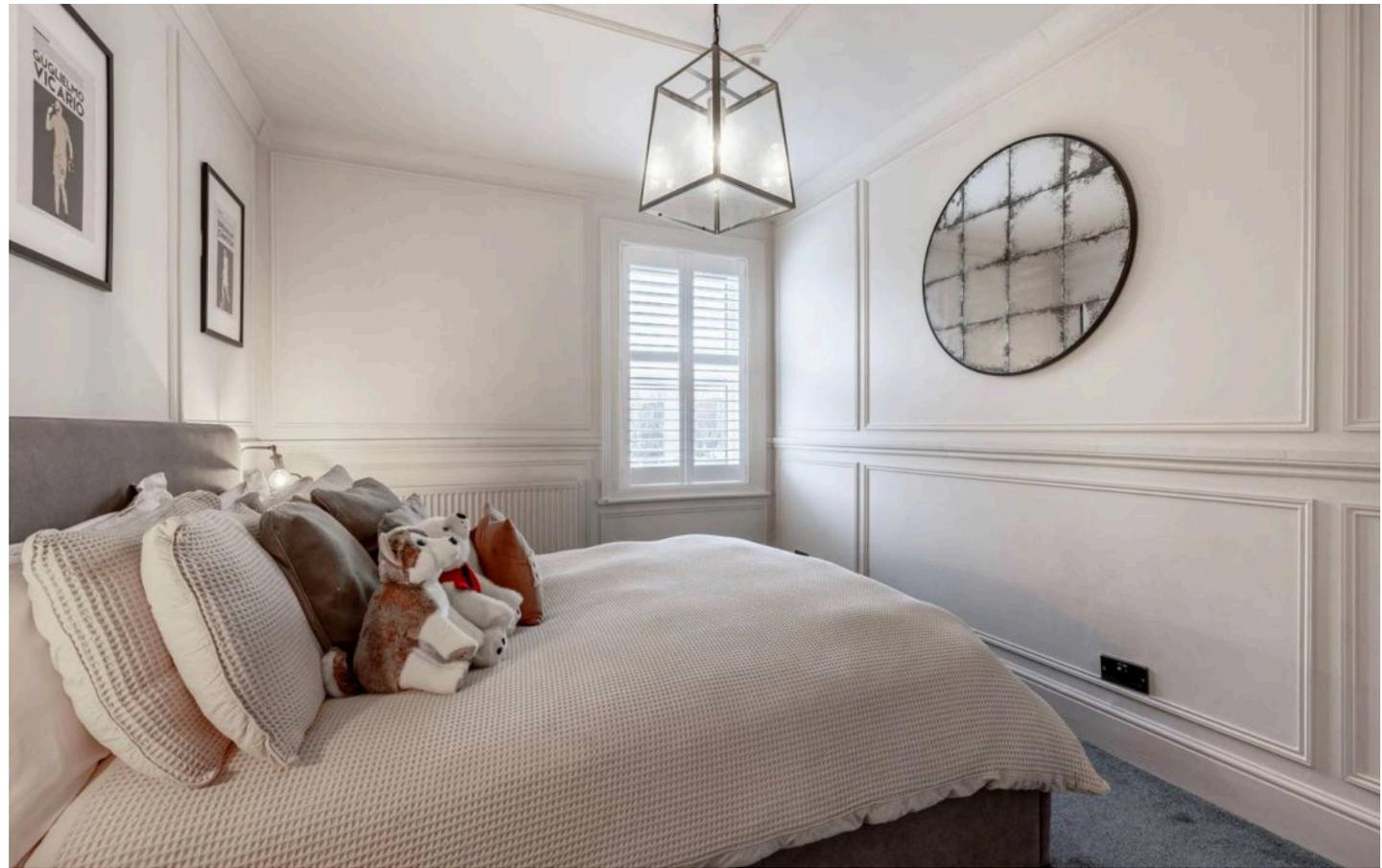
Gorleston, Great Yarmouth

Beyond the kitchen, a generous utility room incorporates built in cloaks storage, additional shelving, further cupboards and space with plumbing for a washing machine and tumble dryer. Direct access to the garden enhances day-to-day convenience.

First-floor accommodation hosts three beautifully presented bedrooms, all benefitting from built-in wardrobes. The statement master bedroom spans the front elevation, featuring a walk-in bay window with shutters and extensive fitted storage. A second bedroom combines panelled walls with exposed brick detailing, while a third bedroom to the rear retains an original ceiling rose and fitted wardrobes. A very well-appointed family bathroom on this level offers a corner spa bath, separate shower cubicle, vanity unit, pedestal basin and heated towel rail. A separate WC provides additional convenience.

On the second floor, two further bedrooms continue the generous proportions, each incorporating built-in wardrobes. One enjoys a walk in a bay window with fitted shutters and sea views, alongside fitted vanity and wardrobe units. The fifth bedroom includes a fitted workstation and display shelving, ideal for flexible use.

Completing this level, a spacious family bathroom is finished to an exceptional standard, featuring a freestanding claw foot bath, separate shower cubicle, vanity unit and chrome heated towel rail, delivering a luxurious and indulgent atmosphere.



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Externally, the rear garden is fully enclosed and enjoys a desirable south-facing aspect. A broad paved terrace provides excellent entertaining space, complemented by gravelled sections and established shrub borders set against brick boundary walls. A pergola-covered seating area adds architectural interest, while mature planting introduces depth and privacy. Positioned at the rear of the plot, a substantial timber gym building measures approximately 15 ft by 12 ft and is fitted with mirrored walls, light, power, an electric panel heater and double doors overlooking the garden, creating an outstanding and versatile addition. To the front, the newly landscaped garden is enclosed by low brick walling with a wrought iron gate and pathway leading to the entrance.

Agents notes

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

Gas Central Heating

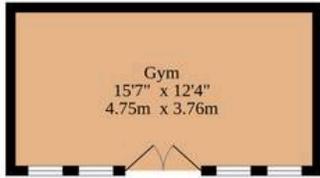
Council Tax Band- C

All buyers are advised to do their own due diligence with their solicitor and surveyor in regards to the environmental changes to the area.

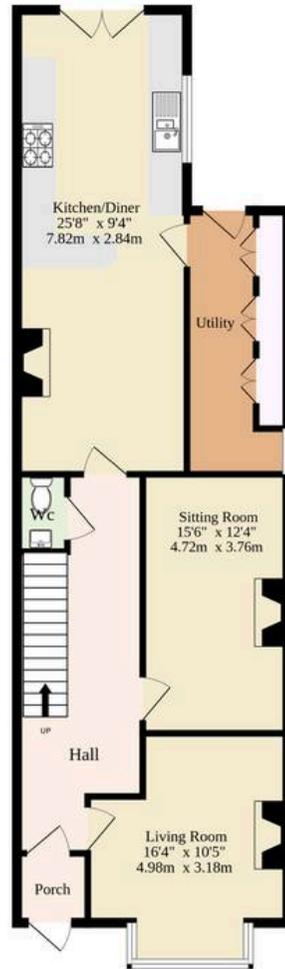


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Outbuilding
195 sq.ft. (18.1 sq.m.) approx.



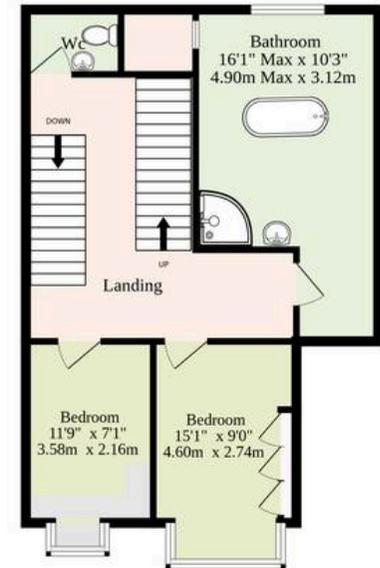
Ground Floor
806 sq.ft. (74.9 sq.m.) approx.



1st Floor
630 sq.ft. (58.5 sq.m.) approx.



2nd Floor
459 sq.ft. (42.6 sq.m.) approx.



Sqft Includes The Gym

TOTAL FLOOR AREA : 2090 sq.ft. (194.2 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 *Sarah*
Senior Property Consultant



Meet *James*
Property Consultant



Meet *Lauren*
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