



14 Clarence Road, Gorleston

Great Yarmouth



Minors & Brady

14 Clarence Road

Gorleston, Great Yarmouth

From the very first glance, this bay-fronted Victorian terrace makes a lasting impression, a home of stature and substance, quietly set within one of Gorleston-On-Sea's most desirable coastal settings. Chain free and arranged across three generous floors, it offers beautifully presented, light-filled accommodation that effortlessly balances original character, high ceilings, sash windows and feature fireplaces, with the ease of modern, turn-key living. With five adaptable bedrooms, two elegant reception rooms, a contemporary kitchen/breakfast room, south-facing garden and the rare advantage of two off-road parking spaces, this is a distinguished family home designed to complement both everyday life and the rhythm of the nearby sea.



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- Chain free
- Bay-fronted Victorian terrace proudly positioned in the coastal town of Gorleston-On-Sea, moments away from the scenic coastline
- Exceptional family home showcasing flexible and spacious accommodation across three floors, in a turn-key condition that can easily adapt to your own preferences and style
- Retains the properties original character features of high-ceilings, traditional feature fireplaces, wooden flooring, ceiling roses and Sash windows
- Two large reception rooms: a comfortable sitting room and a formal dining room, accentuated by a front bay-window and feature fireplaces, inviting relaxation and entertaining
- Kitchen/breakfast room fitted with modern cabinetry, an integrated oven and areas for appliances, complemented by a functional utility room and a ground-floor shower room
- First-floor hosts three double bedrooms with feature fireplaces, along with a contemporary family bathroom and a convenient WC
- Top-floor offers two additional bedrooms suitable as a home office or guest accommodation, benefiting from a shower room
- A private, south-facing garden featuring a patio for seating arrangements, a maintained lawn and a timber storage shed
- Two off-road parking spaces at the rear of the residence



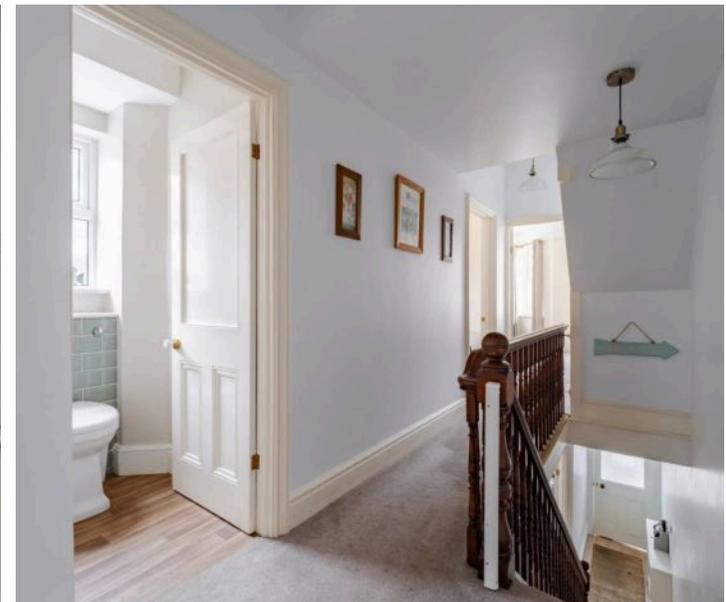
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Location

Clarence Road is situated in the coastal town of Gorleston-on-Sea, part of the wider Great Yarmouth area, and lies just a short walk from Gorleston's wide sandy beach and promenade along the North Sea. The coastline is easily accessible on foot, making it straightforward to incorporate seafront walks, open views and beach access into everyday life. The road is positioned close to Gorleston High Street, where there is a practical mix of independent shops, convenience stores, cafés and essential services, with larger supermarkets and additional amenities available nearby within the town.

For families, the closest primary schools include Stradbroke Primary Academy and Ormiston Cliff Park Primary Academy, while secondary provision is available at Cliff Park Ormiston Academy. Transport links are practical, with regular bus services connecting into Great Yarmouth town centre and surrounding districts, and road access via the A47 providing routes towards Norwich and the wider region. Overall, Clarence Road offers a settled residential setting with the benefit of immediate coastal proximity, everyday amenities within walking distance, and straightforward connections for commuting and schooling.



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On a handsome stretch of period architecture in the heart of Gorleston-On-Sea, this bay-fronted Victorian terrace stands with quiet confidence, just moments from the sweeping sands and open skies of the coastline. Positioned to enjoy both town and shore, it offers the best of seaside living, morning walks along the promenade, coffee on the high street, and the comfort of a substantial family home to return to.

Chain free, the property presents an exceptional opportunity to step straight into a beautifully maintained residence where classic proportions meet considered modern updates. Arranged over three generous floors, the accommodation is both flexible and expansive, easily adapting to evolving family life, working from home, or welcoming guests.

Beyond a smart, low-maintenance frontage, a porch opens into a bright and airy entrance hall, a fitting introduction to the sense of space that follows. High ceilings, sash windows, ceiling roses, wooden flooring and traditional feature fireplaces speak to the home's Victorian heritage, while a calm, cohesive decorative scheme ensures a turn-key finish throughout.

Two substantial reception rooms unfold from the hallway. The sitting room, set beneath the elegant front bay window, is a comfortable retreat filled with natural light. Across the hall, the formal dining room offers equal character, its feature fireplace and generous proportions creating a setting made for long lunches and relaxed evening entertaining.



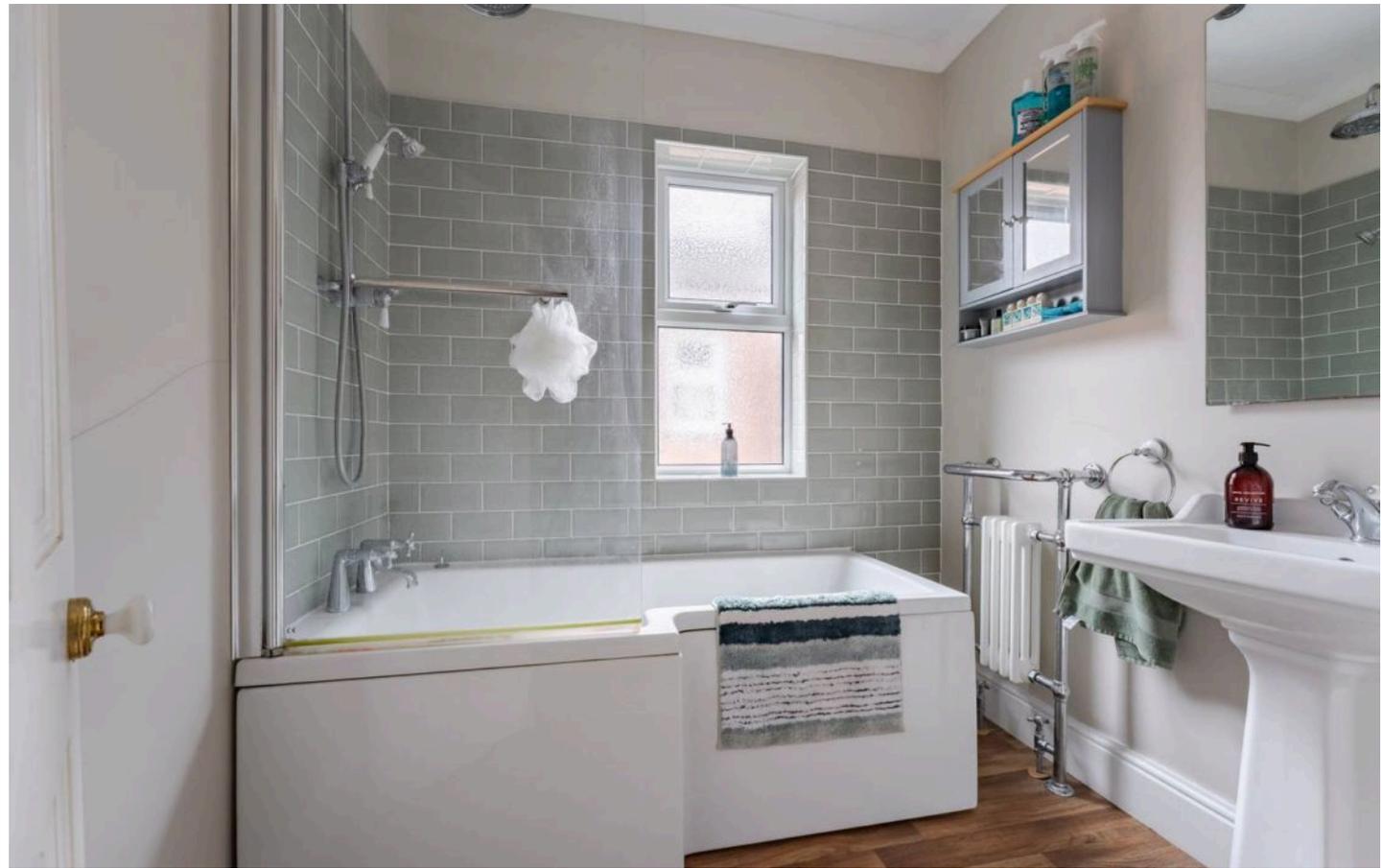
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To the rear, the kitchen/breakfast room is thoughtfully arranged with modern cabinetry, an integrated oven and dedicated space for appliances, practical without compromising on style. There is ample room for a breakfast table, encouraging everyday gatherings at the heart of the home. A separate utility room enhances functionality, while a well-appointed ground-floor shower room adds convenience for busy households or returning from the beach.

The first floor hosts three well-proportioned double bedrooms, each retaining its original fireplace. The principal bedroom, with its bay window, enjoys an elevated outlook and an abundance of light. A contemporary family bathroom serves this level, complete with a three-piece suite including an L-shaped bath, alongside a separate WC.

On the top floor, two further bedrooms provide valuable versatility, ideal as guest accommodation, creative studios or dedicated home offices. A shower room on this level ensures comfort and independence for visitors or older children.



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Outside, the south-facing garden is designed for ease and enjoyment. A paved patio offers space for seating and summer dining, while a neatly maintained lawn softens the setting. A timber storage shed provides practicality, and to the rear of the residence, two off-road parking spaces add a rare and highly sought-after advantage for this central location.

Bright, homely and beautifully presented, this is a distinguished Victorian home that balances period character with modern comfort, all within easy reach of the Norfolk coast. A property that supports both family life and a refined seaside lifestyle, ready to be enjoyed from the moment you step inside.

Agents Notes

Freehold

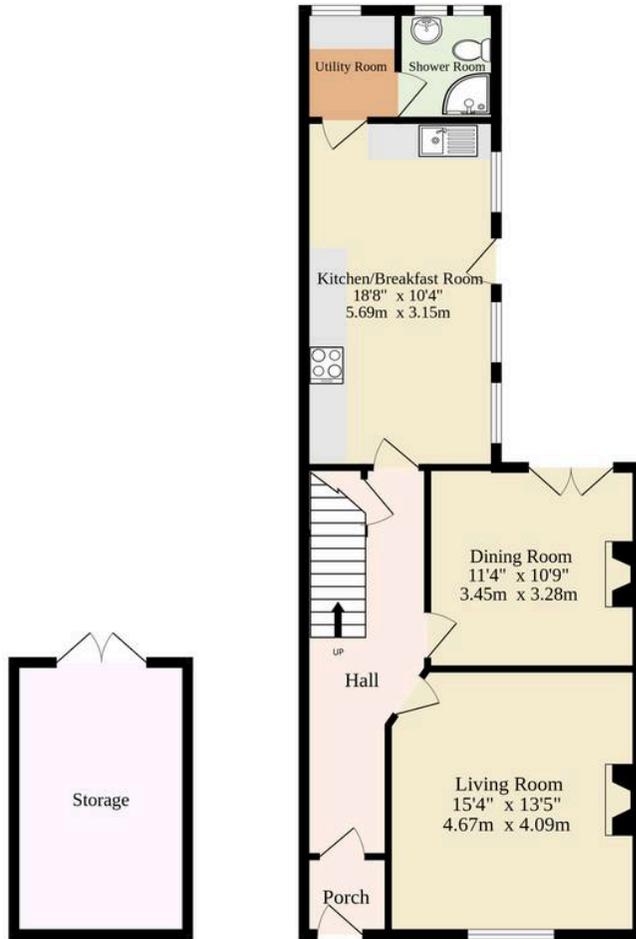
Connected to all mains services.

We have been made aware by the owner that a parking space is available with the property. However, we have not been able to verify this information and encourage prospective buyers to look into this with their solicitor before purchasing.



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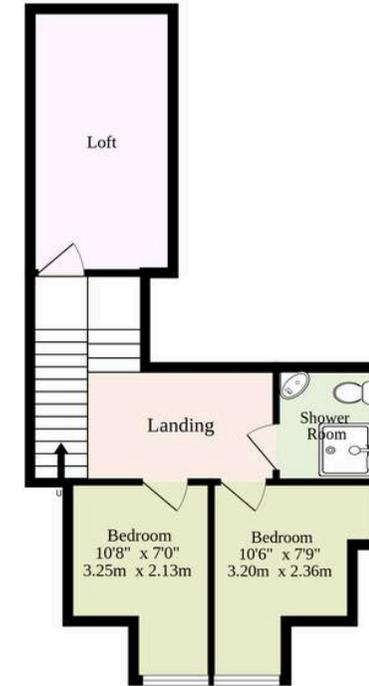
Ground Floor
769 sq.ft. (71.4 sq.m.) approx.



1st Floor
698 sq.ft. (64.8 sq.m.) approx.



2nd Floor
390 sq.ft. (36.2 sq.m.) approx.



Sqft Includes The Storage And The Loft.

TOTAL FLOOR AREA : 1857 sq.ft. (172.5 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*
Property Consultant

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Your home, our market

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