



60 Church Road, Gorleston

Great Yarmouth



Minors & Brady

# 60 Church Road

Gorleston, Great Yarmouth

Fully renovated throughout, this charming end-of-terrace home in Gorleston blends period character with modern living, offering a warm and inviting space for family life. Original features, including fireplaces, doors, and traditional hardware, have been carefully retained, complementing the new contemporary kitchen, refurbished bathroom, and two versatile reception rooms. Light-filled and thoughtfully arranged, the property also benefits from three bedrooms, a private garden with established beds, fruit trees and seating areas, and the potential to extend into the loft (stpp), creating a home that is both practical and full of character. Perfectly positioned close to local shops, schools, and the coast, with excellent links to Great Yarmouth, it offers a lifestyle of comfort, convenience, and timeless charm.

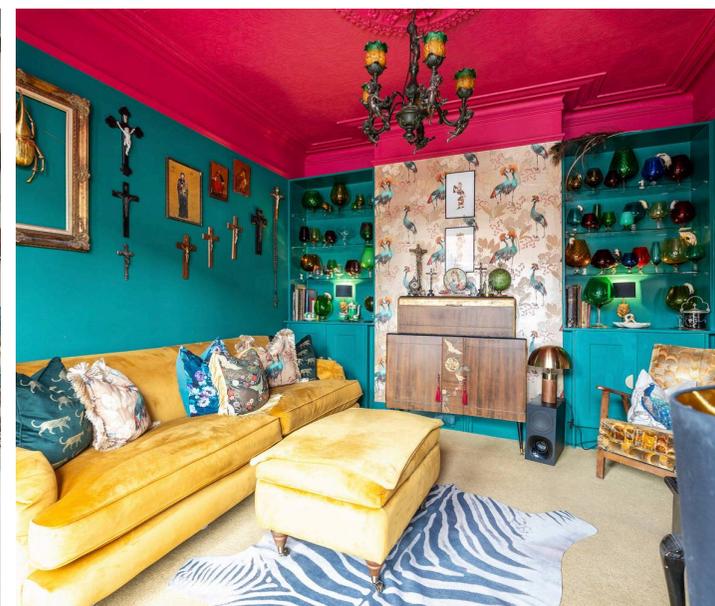
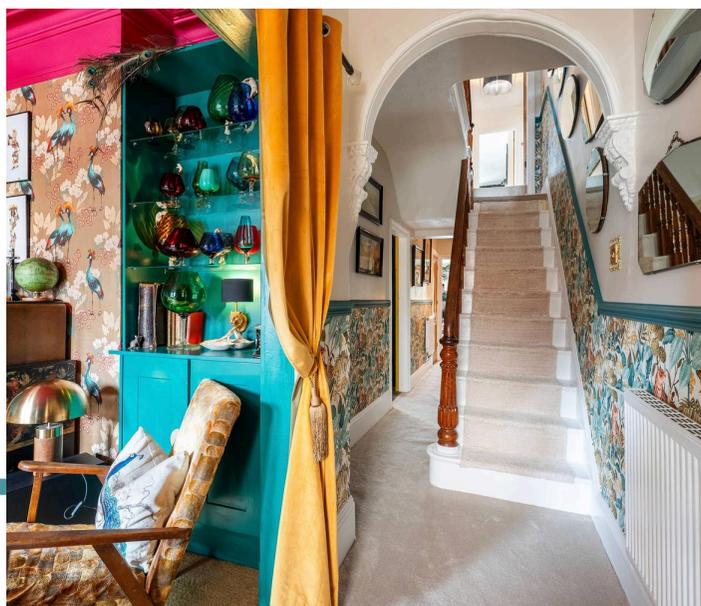
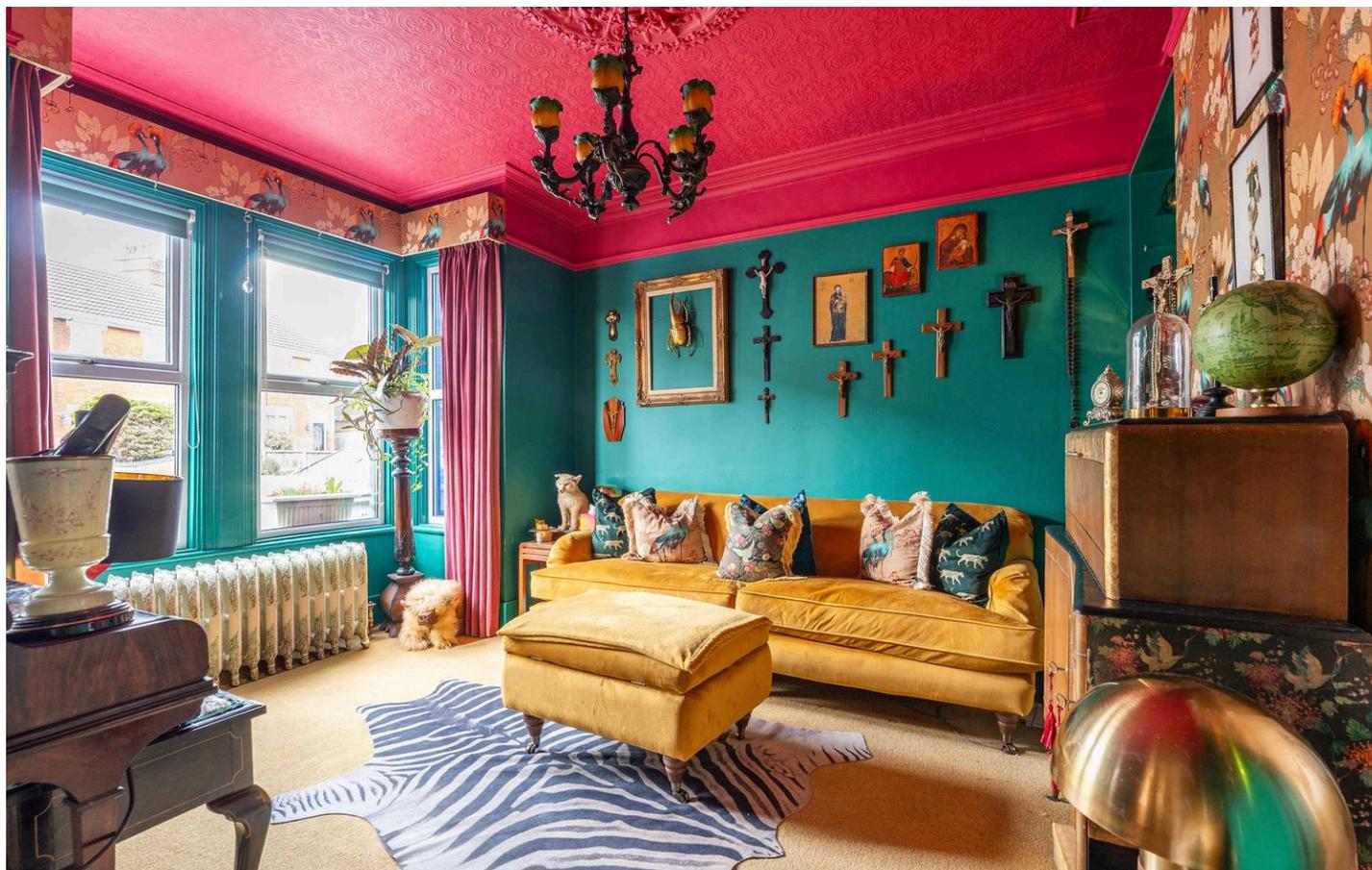
## Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating.

Some fittings can be negotiated into the sale, please call the Caister for further information on this.



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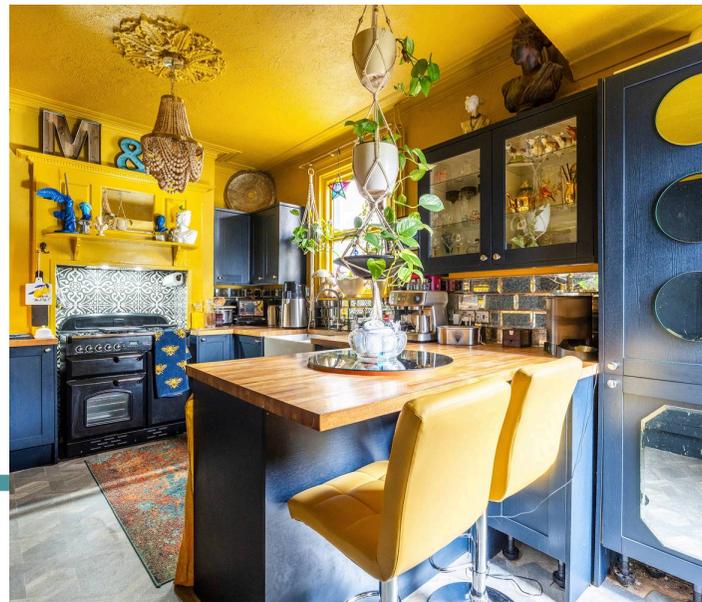


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- Thoughtfully renovated mid-terrace residence positioned down a quiet, residential road in the coastal town of Gorleston
- Sympathetically restored and character retained throughout, with high ceilings, coving, original fireplaces and doors
- Two well-proportioned reception rooms, including a bay-fronted sitting room and spacious family room with French doors out to the garden
- Stylish kitchen with new Navy cabinetry, oak worktops, Butler sink, range cooker, and integrated appliances
- Three double bedrooms offering comfort and privacy, with the flexibility to have a home office, a dressing room or a nursery
- Family shower room with a new three-piece suite, including dual sinks, a walk-in shower, and a toilet
- Ground floor WC for convenience and practical living
- Private rear garden laid mostly to lawn with established beds, fruits trees, Grape vines and seating areas
- Potential to extend into the loft to create additional bedrooms or a bathroom (stpp)



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## Gorleston

Church Road is located in the heart of Gorleston-on-Sea, a coastal town in Norfolk known for its traditional seaside charm and family-friendly atmosphere. The street is predominantly residential, lined with a mix of terraced and semi-detached homes, and lies within easy walking distance of Gorleston High Street, which hosts a variety of local shops, bakeries, small cafés, convenience stores, and takeaways, offering residents everyday essentials without needing to travel far. For schooling, families are served by nearby primary schools such as St Mary and St Peter Catholic Primary School, Wroughton Infant School, and Stradbroke Primary Academy, with secondary education options including Lynn Grove Academy and Ormiston Venture Academy accessible within a short drive or bus ride.

Transport links make the area practical for commuting: regular bus services connect Gorleston to Great Yarmouth town centre and surrounding villages, while the A47 provides a convenient route westward toward Norwich. The nearest train services are available from Great Yarmouth station, linking to Norwich and beyond. Lifestyle around Church Road benefits from its coastal location; residents enjoy easy access to Gorleston Beach, the promenade, and nearby parks, which provide opportunities for walking, jogging, and weekend leisure, while everyday life is supported by a compact network of shops, schools, and public transport. The area strikes a balance between relaxed seaside living and practical connectivity.



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This beautifully presented end-of-terrace house offers a perfect blend of character and contemporary comfort. Sympathetically restored, the property retains a wealth of original features, including fireplaces, doors, and traditional hardware, while benefiting from a comprehensive renovation throughout.

Upon entering, you are greeted by a bright and airy hall, featuring a stained glass front door, stylish wallpaper, and a staircase leading to the first floor. At the front of the home, a bay-fronted sitting room with high ceilings, coving, and a decorative ceiling rose provides an inviting space for relaxation and entertaining. To the rear, a spacious family room showcases a traditional fireplace and French doors with side lights that open onto the garden, creating a versatile living area that seamlessly connects indoor and outdoor spaces.

The kitchen has been newly fitted with elegant navy cabinetry and oak worktops, complemented by a double Butler sink. A range cooker sits beneath a classic surround with tiled backing, while integrated appliances include a dishwasher and fridge/freezer. A breakfast bar provides a casual dining option, offering a bright, sociable hub at the heart of the home.



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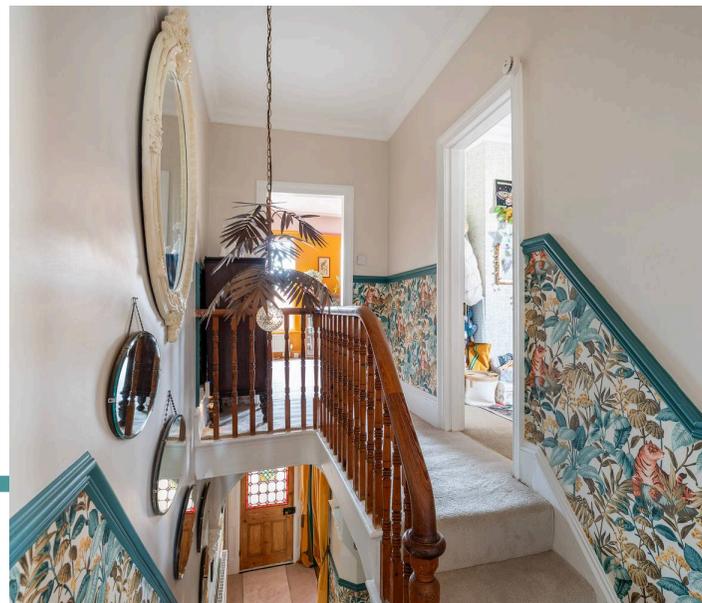
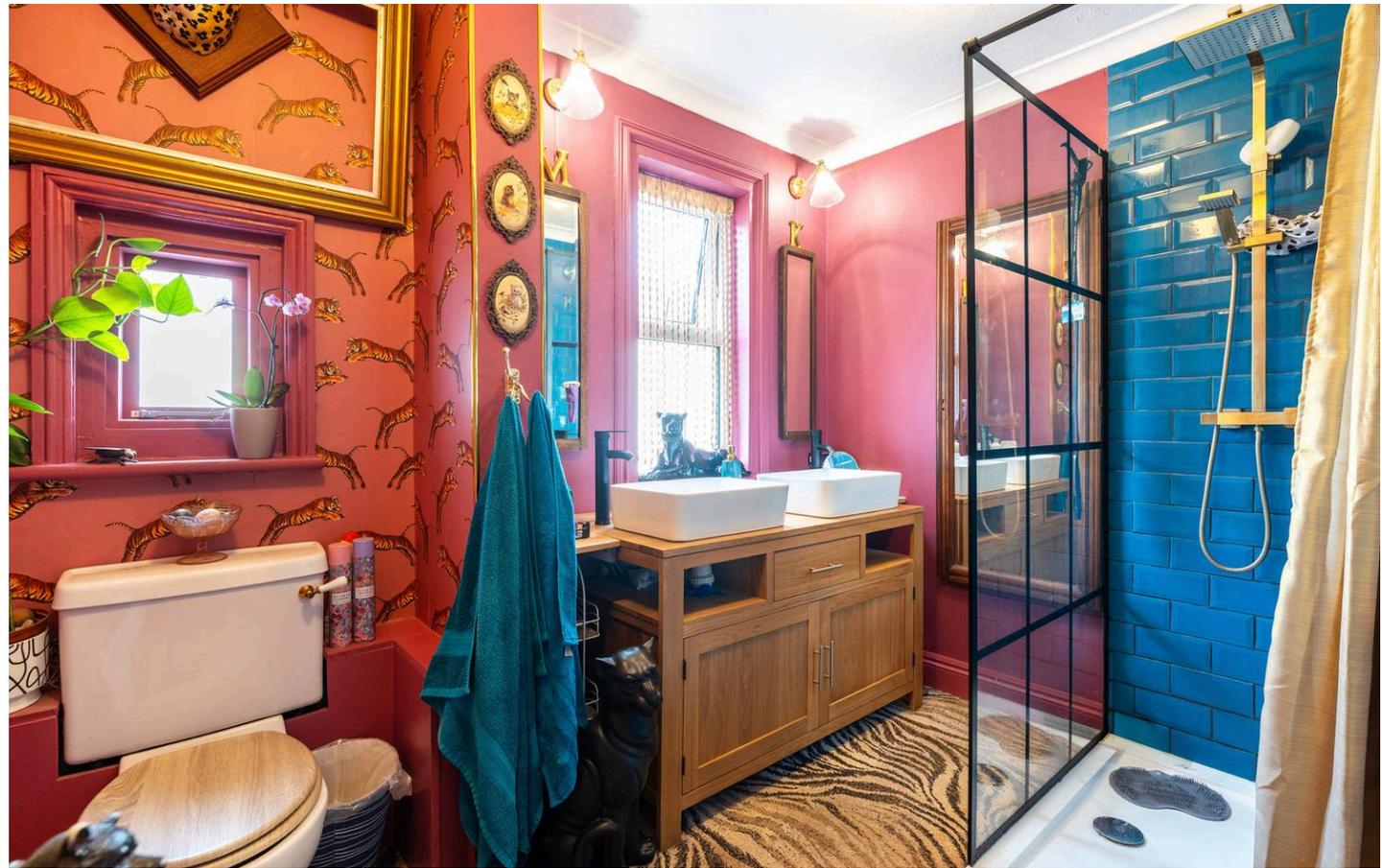
Gorleston, Great Yarmouth

The first floor accommodates three bedrooms with period features, two of which are generously proportioned, including the front bedroom with a charming bay window. The third bedroom is a double, with the flexibility to be a home office, dressing room, or nursery. The family shower room has been fully renovated and comprises a walk-in shower, a toilet, and dual sinks. For added convenience, a ground floor WC is also provided.

There is further potential to extend into the loft to create additional bedrooms and a bathroom, subject to planning permission.

Outside, the property benefits from a private garden laid mostly to lawn, bordered by established beds and fruit trees that add character and seasonal colour. Multiple seating areas offer spaces to unwind, entertain, or enjoy quiet moments, and an arched opening at the garden's end leads to a secluded area, adding an extra dimension of privacy and charm.

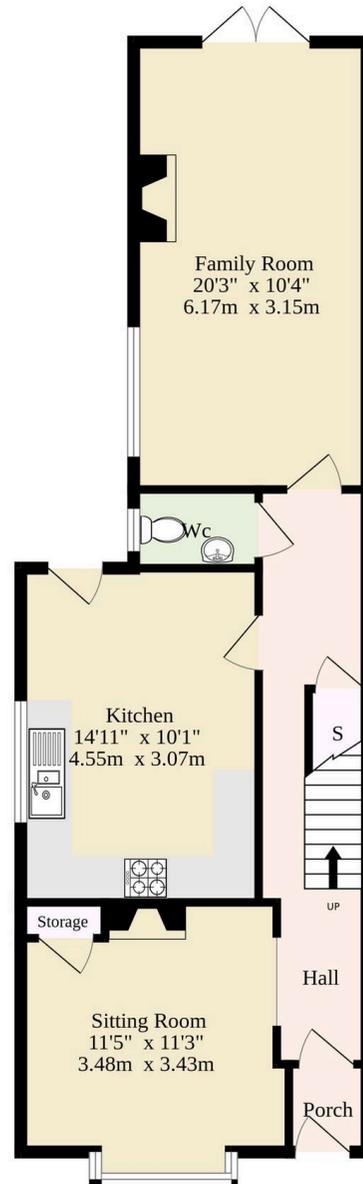
With its careful restoration, modern conveniences, and versatile accommodation, this Gorleston home represents a rare opportunity to secure a property that marries period charm with contemporary living.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>77</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>48</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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Ground Floor  
582 sq.ft. (54.1 sq.m.) approx.



1st Floor  
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 1025 sq.ft. (95.2 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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