



89 Colomb Road, Gorleston

Great Yarmouth



Minors & Brady

89 Colomb Road

Gorleston, Great Yarmouth

This detached bungalow in Gorleston occupies a substantial plot and offers a spacious, practical home with a seamless connection to the garden. The living room features bi-fold and French doors that open directly onto the outdoor space, while the kitchen is fitted with wall and base cabinetry, an integrated oven, and plumbing for a washing machine. Two double bedrooms, including one with a private en-suite, are complemented by a modern shower room, and the extensive garden provides room for entertaining, gardening, and everyday enjoyment, complete with a patio terrace, lawn, planted beds, and multiple sheds. The layout and scale of the property create a comfortable, light-filled environment for day-to-day living.

Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

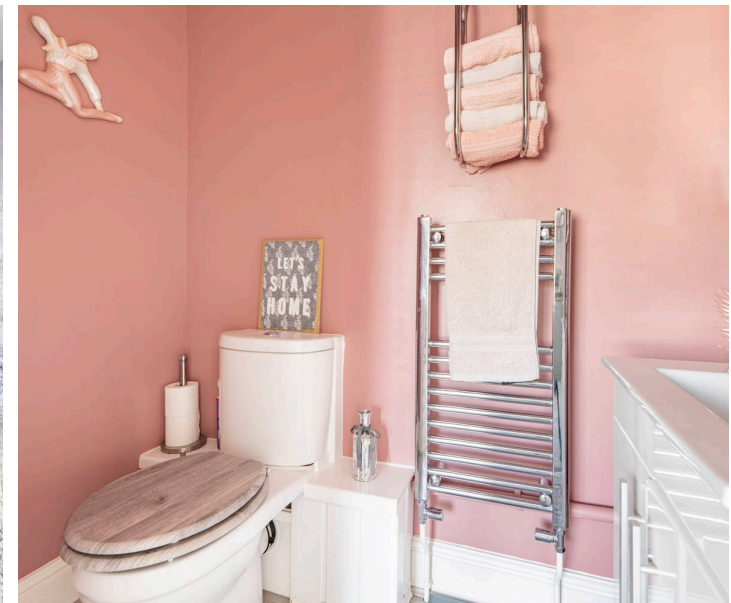
Gas central heating system.



89 Colomb Road

Gorleston, Great Yarmouth

- Detached bungalow positioned on a substantial plot within the coastal town of Gorleston
- Spacious living room featuring bi-fold and French doors that open out to the garden, creating a light-filled space for relaxation and entertaining
- Kitchen fitted with wall and base cabinetry, an integrated oven, plumbing for a washing machine and a breakfast bar unit for casual dining
- Two double bedrooms with built-in wardrobes/storage and new bay-windows, one of which benefits from a private en-suite
- Shower room comprising of a modern four-piece suite, including a walk-in shower, a hand wash basin, a bidet and a toilet
- Extensive, private garden that offers endless possibilities for outdoor activities and enjoyment, featuring a patio terrace, a sweeping laid to lawn, planted beds and multiple sheds
- Brand-new front door installed
- Easy access to a wide range of amenities within the town, including shops, schools, transport links and the scenic coastline



89 Colomb Road

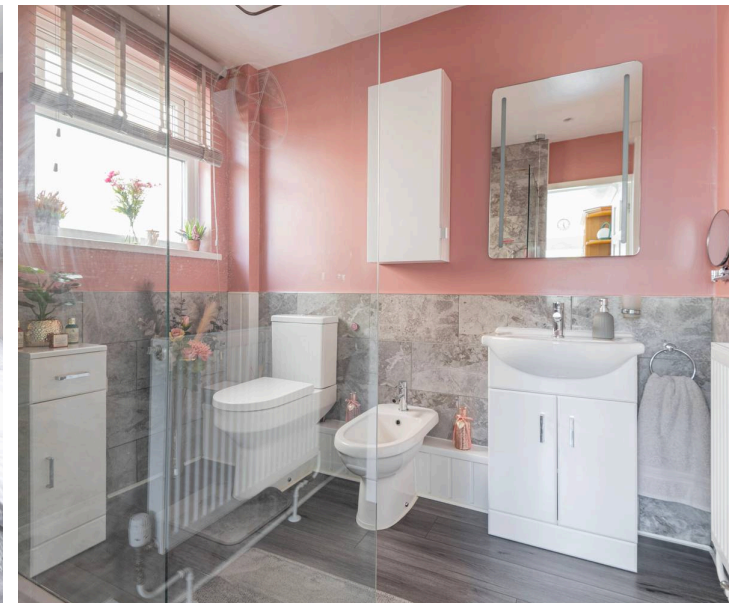
Gorleston, Great Yarmouth

Gorleston

Colomb Road is located in Gorleston-on-Sea, a quiet coastal town in Norfolk, just south of Great Yarmouth. Its proximity to the Gorleston seafront means residents can easily enjoy the sandy beaches, promenade, and open green spaces for walking, cycling, or weekend relaxation. Everyday essentials are within easy reach. Small convenience stores, local bakeries, cafés, and takeaway options line nearby streets, while larger supermarkets such as Tesco Express, Lidl, and Co-op Food are within a short drive or bus ride.

For schooling, Colomb Road is well served. St Mary and St Peter Catholic Primary School and Wroughton Infant and Junior Academies are close by, providing options for younger children, while Lynn Grove Academy is within walking distance for secondary education.

Transport links are convenient: local bus routes connect residents to Great Yarmouth and surrounding towns, while the A47 is easily accessible for longer commutes or travel across Norfolk. The nearest train station in Great Yarmouth provides rail connections south toward Norwich.



M&B

89 Colomb Road

Gorleston, Great Yarmouth

This detached bungalow is positioned on a substantial plot within Gorleston, offering generous space both inside and out. The layout is designed to make the most of natural light, with a sense of openness throughout that suits modern living and entertaining.

The living room forms the centrepiece of the home, featuring bi-fold and French doors that open directly onto the garden. The design creates a bright, flexible space where the interior flows seamlessly into the outdoors, ideal for casual family days or hosting guests.

The kitchen includes a practical range of wall and base cabinetry, an integrated oven, plumbing for a washing machine, and a breakfast bar, offering a versatile area for dining or meal preparation. The arrangement balances functionality with a welcoming atmosphere, providing a space that works for both daily life and social occasions.

The bungalow provides two double bedrooms, each equipped with built-in wardrobes and storage, along with newly fitted bay windows that enhance the sense of space and light. The main bedroom benefits from a private en-suite, while the shower room features a modern four-piece suite with a walk-in shower, hand wash basin, bidet, and toilet.

Outside, the garden extends across a significant area, offering a range of possibilities. A patio terrace leads onto a lawn bordered by planted beds, with multiple sheds for storage or practical use. The size of the plot allows for outdoor activities and potential enhancements while remaining private and easily maintained.

This bungalow presents a practical and well-considered home on a large plot in Gorleston, combining spacious interiors with a flexible outdoor area. Its design and layout provide a balanced environment for comfortable living and entertaining.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		85
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC

Ground Floor

Approx. 83.4 sq. metres (897.3 sq. feet)



Total area: approx. 83.4 sq. metres (897.3 sq. feet)

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.

Plan produced using PlanUp.

Dreaming of this home? Let's make it a *reality*.



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Senior Property Consultant



Meet *Dan*
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Meet *Lauren*
Property Consultant

Minors & Brady
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