



3 River Quays Riverside Road, Gorleston

Great Yarmouth



Minors & Brady

3 River Quays Riverside Road

Gorleston, Great Yarmouth

Set within a convenient and well-regarded part of Gorleston, this modern three-storey mid-terrace home offers a versatile layout, generous room sizes and attractive river and sea views from the front aspect. Arranged across three floors, the property provides flexible accommodation that can adapt to a range of needs, whether for residential use, working from home or creating additional living space. The positioning of the home allows it to make the most of its outlook, while still being within easy reach of local amenities, transport links and the nearby coastline.

With allocated parking and low-maintenance outside areas, this is a well-balanced home in a sought-after coastal setting.



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Gorleston, Great Yarmouth

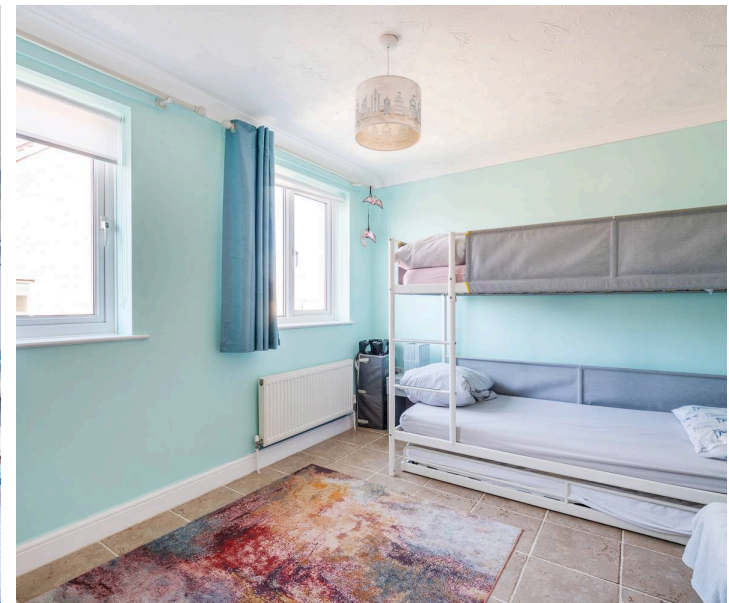
- Guide price: £270,000 - £280,000
- Modern three storey mid terrace home with well arranged and spacious accommodation
- Two double bedrooms set across separate floors, offering privacy and flexibility
- Stunning river and sea views to the front aspect
- Bright first floor lounge with Juliet balcony, making the most of the outlook
- Modern and contemporary kitchen with breakfast bar and integrated appliances
- Front and rear gardens, with low maintenance rear space and timber shed
- Allocated parking positioned to the rear of the property
- Convenient Gorleston location, close to local amenities and the coastline

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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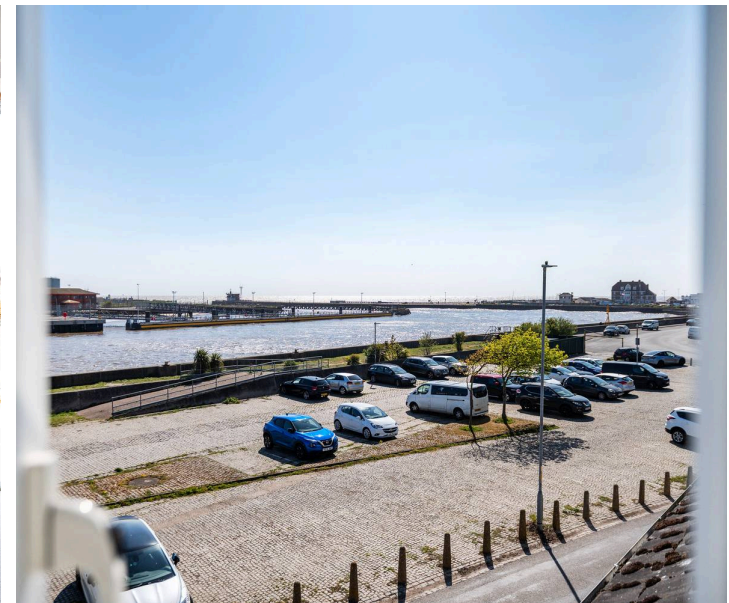
Location

Situated in a riverside setting in Gorleston, River Quays enjoys a convenient position close to both the town centre and the coastline. Gorleston offers a wide range of amenities including supermarkets, independent shops, cafés, and healthcare services, along with well-regarded schooling options. The area is particularly known for Gorleston Beach, providing a long stretch of sandy shoreline, promenade walks, and sea views.

The location also benefits from good transport links, with easy access to Great Yarmouth and Lowestoft, as well as road connections further afield. The nearby River Yare adds to the appeal of the setting, offering waterside walks and a different perspective of the area, while still being within reach of everyday essentials and coastal attractions.

River Quays

The ground floor begins with an entrance hall leading through to a well proportioned bedroom, which benefits from its own ensuite shower room. This space works perfectly as a guest bedroom, but could equally be used as an additional reception room, such as a second lounge or dining area, depending on requirements. Also on this level is the modern and contemporary kitchen, fitted with a range of modern units, integrated appliances and a breakfast bar, providing a practical and functional space for everyday use.



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Moving up to the first floor, the main lounge is a bright and spacious room, positioned to take full advantage of the outlook. French doors open onto a Juliet balcony, allowing natural light to fill the space while framing the river and sea views beyond. A second bedroom is also located on this floor, offering comfortable accommodation with a pleasant rear aspect.

The second floor is dedicated to the principal bedroom, providing a generous and private space with views to the front, along with the convenience of a cloakroom.

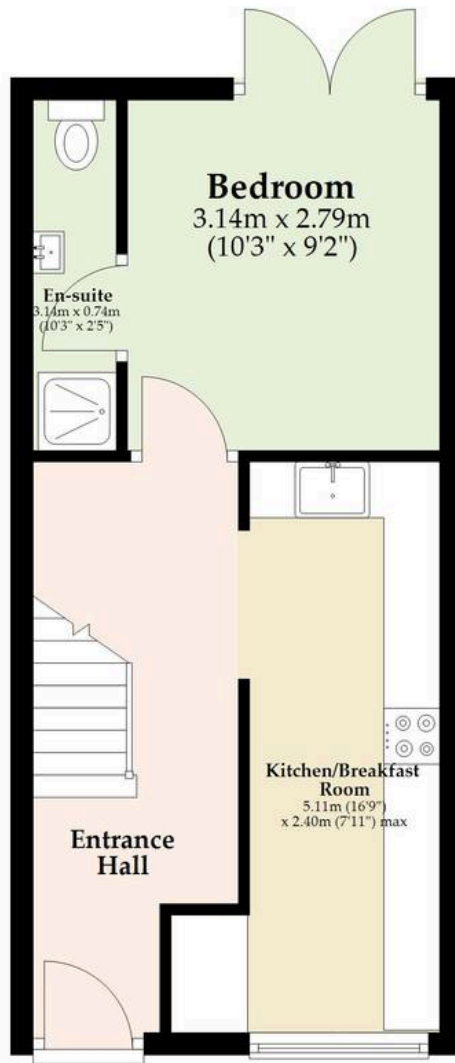
Externally, the property benefits from both front and rear gardens, with the rear designed for low maintenance and including a timber shed for storage. Allocated parking is also provided to the rear, adding to the overall practicality of the home.



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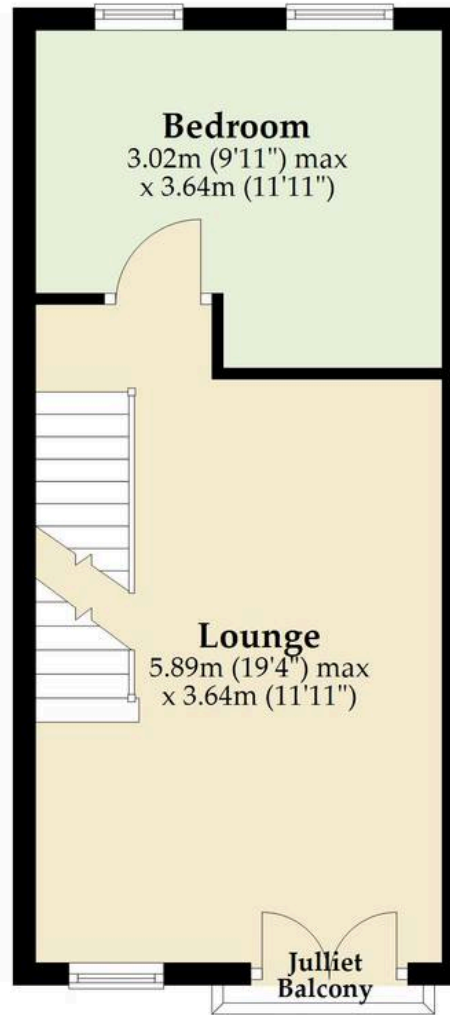
Ground Floor

Approx. 30.3 sq. metres (326.6 sq. feet)



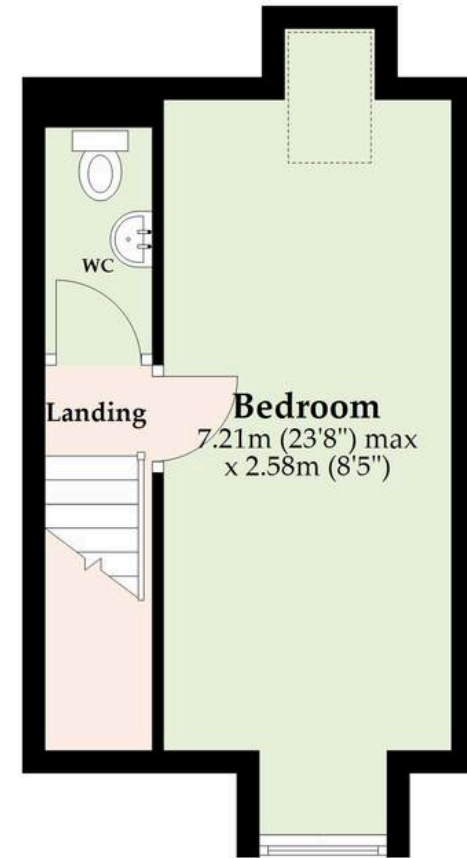
First Floor

Approx. 30.3 sq. metres (326.6 sq. feet)
(excluding Juliet Balcony)



Second Floor

Approx. 22.6 sq. metres (243.0 sq. feet)



Total area: approx. 83.3 sq. metres (896.2 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.

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Senior Property Consultant



Meet *Dan*
Branch Partner



Meet *Lauren*
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