



6 Oaklands Drive, Burgh Castle

Great Yarmouth

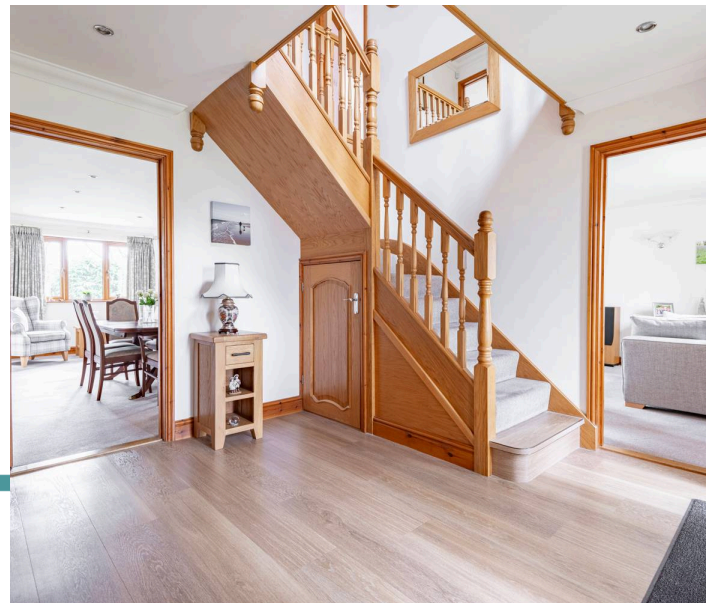


Minors & Brady

6 Oaklands Drive

Burgh Castle, Great Yarmouth

This is a home that feels considered from the moment you step inside, with a natural flow to the layout and a sense of space that works effortlessly around modern family living. Set within a quiet cul-de-sac in the Norfolk village of Burgh Castle, this chain-free executive detached residence offers over 2,100 sqft of well-presented accommodation, thoughtfully arranged to provide both openness and privacy where it matters most. Four double bedrooms, including a principal suite with dressing area and en-suite, are complemented by versatile reception rooms that can be used and reimagined as needs change over time. The living room and adjoining garden room create a sociable central space, while the kitchen and breakfast room sit at the heart of daily life, with direct access to the outside enhancing the sense of connection. A private rear garden, driveway parking and double garage complete a home that delivers practical everyday comfort alongside the flexibility to grow and adapt well into the future.



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6 Oaklands Drive

Burgh Castle, Great Yarmouth

- Offered chain free
- Executive four-bedroom detached residence showcasing over 2,100sqft of accommodation, down a quiet residential cul-de-sac in the Norfolk village of Burgh Castle
- Immaculate condition throughout its spacious and flexible interior that can easily adapt to your families lifestyle preferences and style
- Kerb appeal with gated access to a private driveway providing off-road parking, a double garage and a maintained front garden
- Flexible study suitable for remote working, or alternatively can be a playroom for children, an additional bedroom or a cosy snug
- 21ft living room with a feature fireplace that effortlessly flows into the dining/garden room, both featuring French doors that open out to the patio terrace
- Kitchen/breakfast room equipped with a range of cabinetry, integrated ovens, an induction hob, a built-in dishwasher and a functional utility room for laundry appliances
- 19ft principal bedroom with Velux windows, a dressing area with built-in wardrobes and a private en-suite shower room
- Beautifully maintained garden that is private and secluded, offering a patio terrace for seating, a sweeping laid to lawn, established hedging and colourful planting
- Summerhouse with double doors that open out to the garden, perfect for comfortable outdoor seating, or can be converted into a studio for hobbies or home-working if preferred



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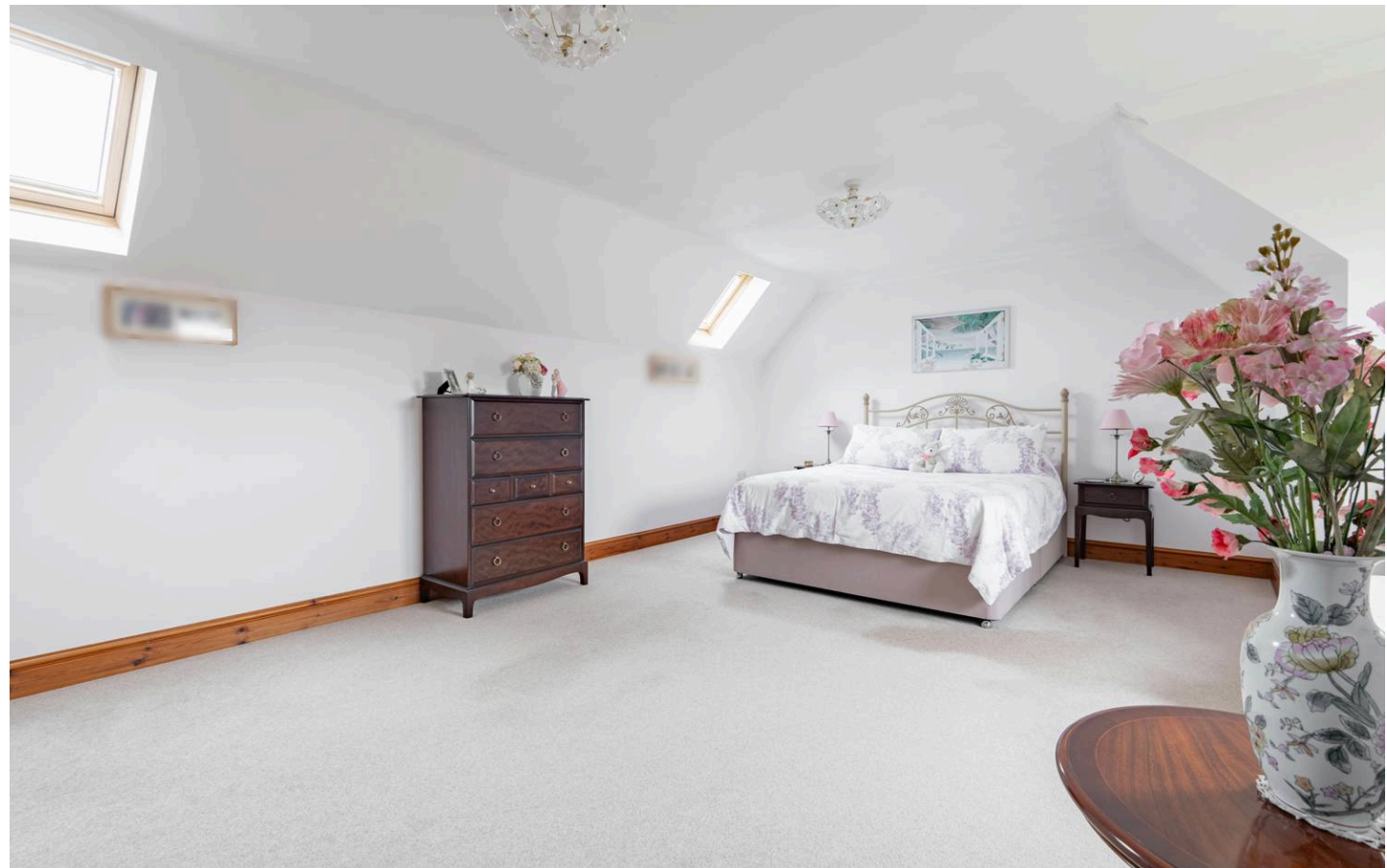
Burgh Castle, Great Yarmouth

Burgh Castle

Oaklands Drive is a residential street in the village of Burgh Castle, on the southern edge of the Norfolk Broads, a short distance inland from the River Waveney and the marshland around Breydon Water. Basic local shops and takeaways are found in surrounding areas such as Bradwell, Belton and especially Gorleston-on-Sea, which also provides the closest larger supermarkets and a wider range of retail options. For full weekly shopping, most people head to Gorleston or into nearby Great Yarmouth, where there are several major supermarkets including the usual national chains.

The nearest primary and secondary options are in the surrounding areas, particularly Gorleston and Bradwell, where local schools include Woodlands Primary Academy in Bradwell, alongside additional primary provision in Gorleston such as Moorlands Primary Academy, with secondary provision like Cliff Park Ormiston Academy also in Gorleston. Local families typically look towards these options, with additional schools available across the wider Great Yarmouth area depending on catchment.

Transport is fairly limited and largely car-based. There is no train station in the village; the nearest rail access is at Great Yarmouth, with another option further inland at Reedham. Bus services do run through the wider area connecting Burgh Castle with Gorleston and Great Yarmouth, but they are not frequent enough to replace a car for most daily routines. Road access is mainly via local routes linking to the A143 and then onward to the A47 for longer journeys.



6 Oaklands Drive

Burgh Castle, Great Yarmouth

Offered chain free, this executive detached residence occupies a quiet position within a residential cul-de-sac in the well-regarded Norfolk village of Burgh Castle. Presented in excellent condition throughout, the property extends to over 2,100 sqft of well-planned accommodation, designed to support a variety of modern family lifestyles.

The property offers immediate kerb appeal, with gated access opening onto a private driveway providing ample off-road parking for up to 6 vehicles, alongside a double garage with twin up-and-over doors, light and power. The front garden is neatly maintained, creating a smart and welcoming approach. A Vaillant gas boiler, installed in the garage in February 2022, adds further reassurance.

The entrance hall sits centrally within the home, a bright and airy space that sets the tone for the interior. It is complemented by a convenient ground floor WC and practical storage for coats and shoes. To the front, a flexible study provides an ideal setting for home working, while also offering scope for use as a playroom, snug or additional bedroom.

The main reception space is both spacious and well arranged. The living room features a fireplace as a focal point and flows naturally into the adjoining dining or garden room. Both spaces benefit from French doors opening onto the patio terrace, allowing plenty of natural light and creating a strong connection with the garden, well suited to day-to-day living and entertaining.

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The kitchen/breakfast room is fitted with a range of cabinetry and integrated appliances, including double ovens, an induction hob and a built-in dishwasher. A separate utility room provides additional practicality, keeping laundry appliances and household tasks discreetly positioned.

Upstairs, the principal bedroom offers a well-proportioned and comfortable space, enhanced by Velux windows, a dressing area with built-in wardrobes and an en-suite shower room. Three further double bedrooms provide generous accommodation for family or guests, one also benefiting from its own en-suite, while another includes built-in storage. The large family bathroom is fitted with a three-piece suite, including a corner bathtub, a hand wash basin and a toilet.

The rear garden has been beautifully maintained, offering a good degree of privacy. A patio terrace provides space for outdoor seating, leading onto a lawn bordered by established hedging and colourful planting. A wonderful summerhouse with double doors that opens out to the garden adds further flexibility, suitable for comfortable outdoor seating, hobbies or home working if required.

Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Underfloor heating downstairs and gas radiators upstairs.

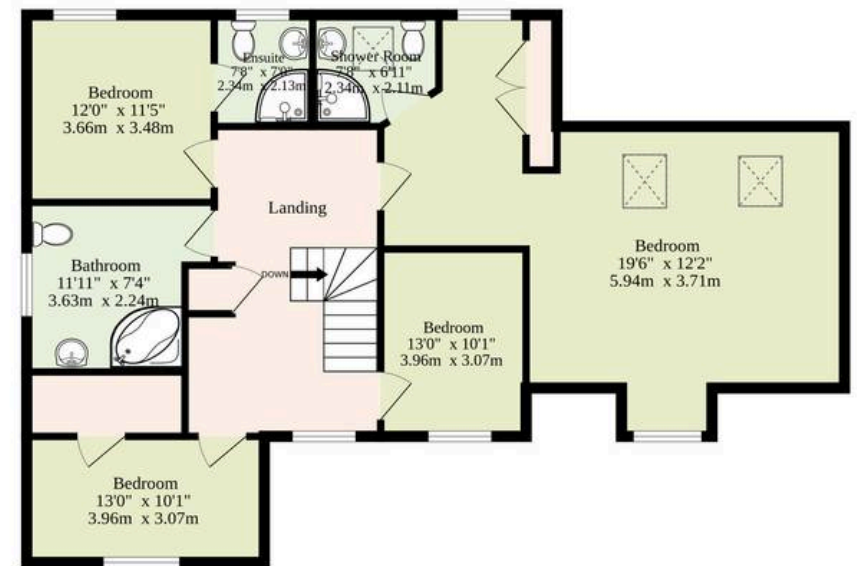


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Ground Floor
1284 sq.ft. (119.3 sq.m.) approx.



1st Floor
901 sq.ft. (83.7 sq.m.) approx.



Total Sqft Includes The Double Garage.

TOTAL FLOOR AREA : 2185 sq.ft. (203.0 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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