



38 Gresham Close, Gorleston

Great Yarmouth



Minors & Brady

38 Gresham Close

Gorleston, Great Yarmouth

There's an immediate sense of ease as you arrive at this quietly positioned Gorleston bungalow, a home that feels ready to support a slower, more comfortable rhythm of living. Set on a generous plot at the end of a peaceful cul-de-sac, it offers the reassurance of recent upgrades and the freedom of a spacious, extended layout that adapts naturally to modern life. Light-filled living spaces, three well-proportioned bedrooms and a practical kitchen-to-utility arrangement create a home that works effortlessly day to day, while the private, low-maintenance garden provides a calm outdoor space to enjoy in all seasons. With ample parking, a detached garage and a thoughtful balance of comfort and convenience, this is a property that invites you to settle in and make it your own.

Agents Notes

Leasehold.

Ground rent: £5 p/a.

Connected to mains water, electricity, gas and drainage.

Gas central heating system.



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Gorleston

Gresham Close is a quiet residential cul-de-sac in a well-established part of Gorleston, offering a calm setting while keeping everyday essentials close at hand. It sits within easy reach of Gorleston's coastline, with the beach and cliff-top walks only a short distance away, making it simple to enjoy the seafront without needing to travel far.

For shopping, residents have quick access to Morrisons on Beccles Road, Aldi on Belton Road, and Tesco Extra across the river in Great Yarmouth, all within a short drive. Schools in the immediate area include Ormiston Herman Academy, Cliff Park Ormiston Academy, and St Mary and St Peter Catholic Primary School, making the location practical for families.

Transport links are straightforward, with Beccles Road and Lowestoft Road connecting easily to Great Yarmouth, Lowestoft, and the wider Norfolk coast. Regular bus routes run along the main roads nearby, and the James Paget University Hospital is only a few minutes away, adding to the convenience of the location. Overall, Gresham Close suits anyone looking for a peaceful residential base with quick access to the beach, local amenities, and reliable transport connections.



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Positioned on a generous plot at the end of a quiet cul-de-sac, this detached bungalow offers a calm and comfortable setting within the well-loved coastal town of Gorleston. Recent improvements, including a new roof, boiler and radiators, bring welcome reassurance, while the property's thoughtful extension creates a spacious and adaptable layout suited to a range of lifestyles.

A broad resin driveway provides an impressive approach, offering extensive parking and leading to a detached garage that lends itself well to storage or workshop use. Stepping inside, the entrance hall sets a warm first impression, with its bright and airy feel guiding you naturally towards the main living areas.

The open-plan living and dining room forms the central hub of the home. Its generous proportions and easy flow make it a versatile space for everyday living, relaxed evenings or hosting family and friends. Large windows draw in natural light throughout the day, enhancing the room's welcoming atmosphere.

The kitchen is fitted with modern units and integrated appliances, including an oven, induction hob and fridge/freezer. An arched opening leads through to the utility/breakfast room, offering a practical area for laundry appliances and additional storage while keeping the main kitchen clear and uncluttered. This arrangement supports both convenience and a sense of openness.



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There are three well-proportioned double bedrooms, each offering comfort and privacy, whether used for sleeping, working or guest accommodation. The shower room features a contemporary three-piece suite, completing the interior with a clean and functional finish.

The rear garden has been designed for ease of upkeep without compromising on enjoyment. A patio provides a pleasant spot for outdoor seating, while planted beds add colour and interest. The artificial lawn ensures a neat appearance year-round, and the greenhouse and summerhouse offer further opportunities for hobbies, relaxation or seasonal storage. The garden feels private and well-arranged, creating an inviting outdoor space to enjoy in all seasons.

Overall, this is a home that balances practicality with a relaxed coastal lifestyle. Its extended layout, modern upgrades and generous plot make it an appealing choice for anyone seeking a well-presented property with room to shape to their own tastes.

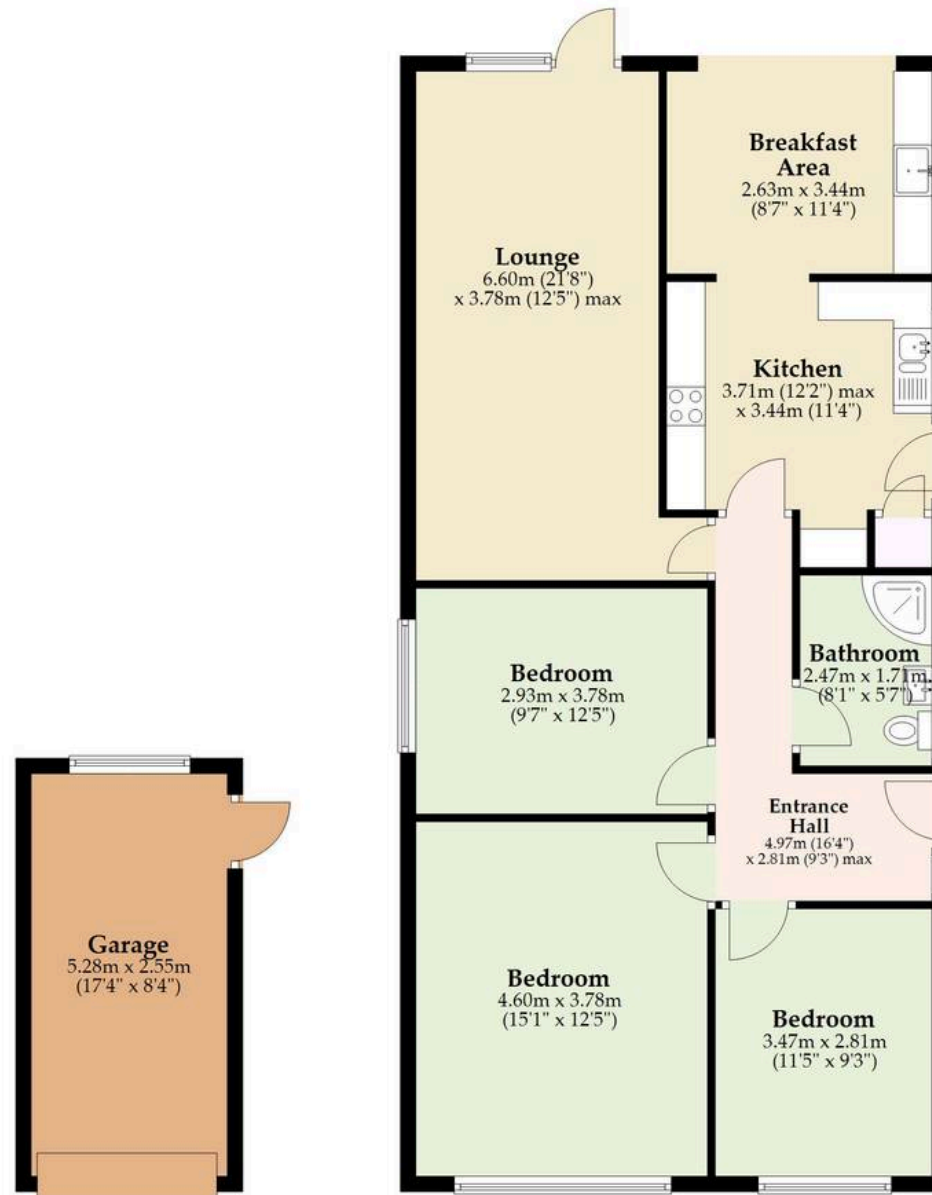


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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor

Approx. 109.4 sq. metres (1177.5 sq. feet)



Total area: approx. 109.4 sq. metres (1177.5 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*.



Meet *Sarah*
Senior Property Consultant



Meet *Dan*
Branch Partner



Meet *Lauren*
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Minors & Brady
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