



1a Claydon Grove, Gorleston

Great Yarmouth



Minors & Brady

1a Claydon Grove

Gorleston, Great Yarmouth

A peaceful coastal setting and an easy, single-level layout make this bungalow an appealing choice for anyone looking to simplify their day-to-day living. Set along a quiet residential road in Gorleston-on-Sea, it offers a welcoming feel from the moment you arrive, with neat kerb appeal, driveway parking and a garage for practical storage. Inside, the home opens into bright, comfortable spaces including a light-filled living room, a modern kitchen/breakfast room and a conservatory that looks out across the garden. Two well-proportioned bedrooms and a contemporary shower room complete the layout, while the generous rear garden, thoughtfully arranged with a patio, lawn, fruit trees, berry bushes and outbuildings, provides a lovely outdoor retreat.

Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating.



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Gorleston, Great Yarmouth

- Semi-detached bungalow positioned down a quiet, residential road in the coastal town of Gorleston-On-Sea
- Suitable choice for someone looking to downsize, or if you require a single-level layout
- Kerb appeal with a low-maintenance front garden, a brick-weave driveway providing off-road parking and a garage for storage use
- Comfortable living room with a large front-facing window that floods the space in natural light, complemented by a feature flame fireplace
- Kitchen/breakfast room fitted with modern units, a freestanding oven, space for a tall fridge/freezer and plumbing for a washing machine
- Light-filled conservatory that extends the reception space, framing views of the garden
- Two bedrooms, one double and one single, offering comfort and privacy
- Shower room comprising of a modern three-piece suite, with built-in vanity storage
- A generous-sized, sectioned garden that is beautifully maintained, featuring a patio for outdoor seating, a sweeping lawn, four fruit trees, established beds, a summerhouse and a greenhouse
- Easy access to a wide range of amenities within the town, including shops, schools, transport links and the scenic coastline



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Gorleston-On-Sea

Claydon Grove sits within a settled residential pocket of Gorleston, offering a quiet setting with the coast close enough to shape day-to-day life. The wide sandy beach and clifftop walks are within easy reach, giving the area a strong coastal feel without being exposed. Everyday amenities are straightforward, with Tesco Extra, Morrisons, and Asda being the nearest major supermarkets. Families benefit from having Gorleston Primary Academy, Cliff Park Ormiston Academy, and St Mary's Catholic Primary School as the closest schooling options. Transport links are practical, with regular bus routes running towards Great Yarmouth and Norwich, and simple road access via the A47. The lifestyle here leans towards relaxed coastal living, with green spaces, the seafront, and local facilities all close enough to support an easy, well-connected routine.



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Gorleston, Great Yarmouth

A well-presented semi-detached bungalow positioned along a quiet residential road in Gorleston-on-Sea, offering a comfortable single-level layout that will appeal to those looking to downsize or anyone seeking ease of living close to the coast. The property presents smart kerb appeal with a low-maintenance front garden, a brick-weave driveway providing off-road parking and a garage for practical storage.

Side access leads into a useful porch and through to an entrance hall that sets a bright and welcoming tone. The living room is a comfortable everyday space, enhanced by a large front-facing window that draws in natural light and a feature flame fireplace that adds a focal point. The kitchen/breakfast room is fitted with modern units and offers space for a freestanding oven, tall fridge/freezer and plumbing for a washing machine, with room for a small dining table.

A light-filled conservatory extends the reception space and frames views of the garden, creating a pleasant spot to relax throughout the year. There are two bedrooms, one double and one single, each offering comfort and privacy, supported by a modern shower room with a three-piece suite and built-in vanity storage.

The rear garden is a standout feature: a generous, well-maintained space arranged in sections, including a patio for outdoor seating, a sweeping lawn, four fruit trees, four berry bushes, established beds, a summerhouse and a greenhouse. It provides an attractive setting for gardening, outdoor dining or simply enjoying the surroundings.

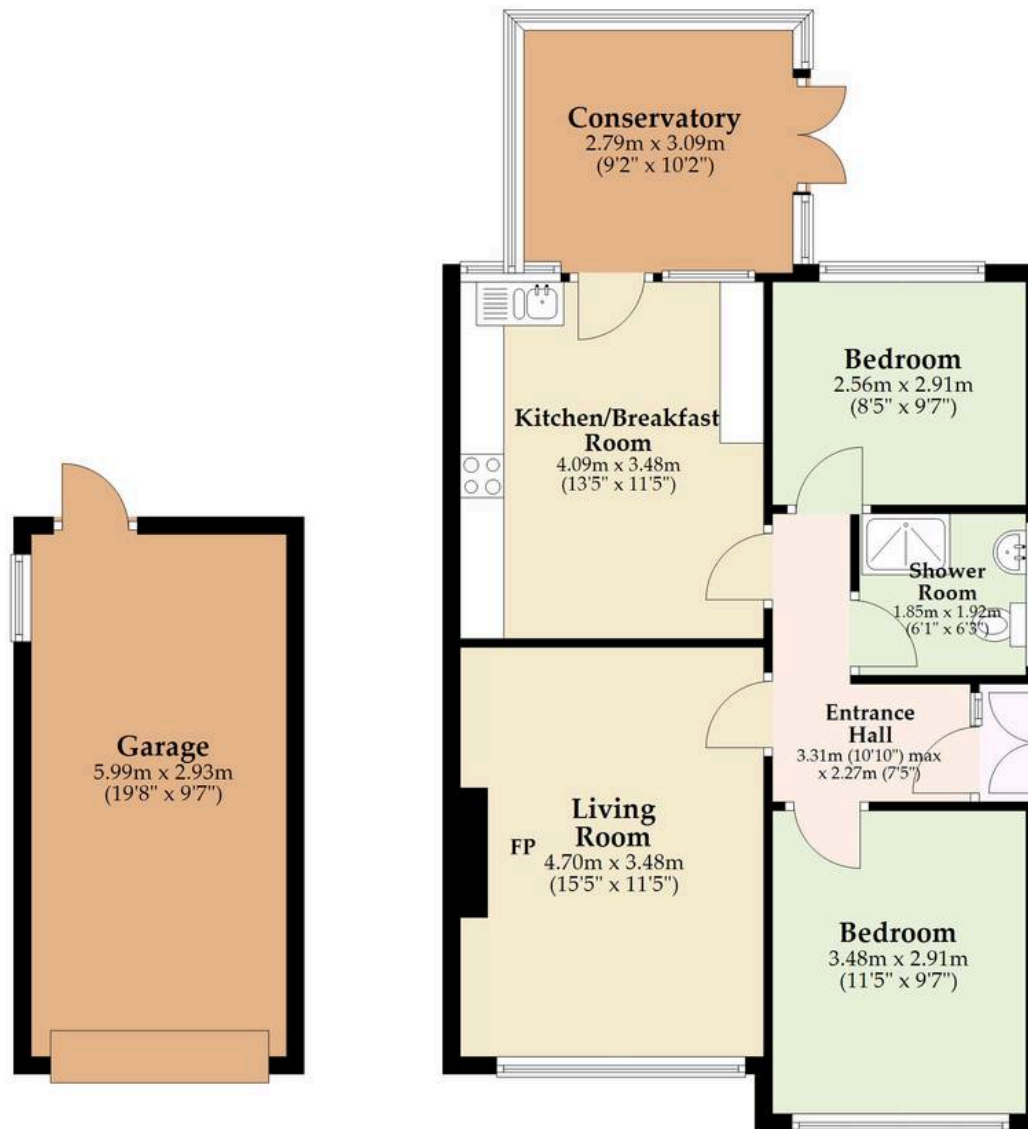
A well-located home that offers practicality, comfort and a peaceful setting close to the coastline.

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Ground Floor

Approx. 86.1 sq. metres (927.0 sq. feet)



Total area: approx. 86.1 sq. metres (927.0 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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