



11 Shrublands Way, Gorleston

Great Yarmouth



Minors & Brady

11 Shrublands Way

Gorleston, Great Yarmouth

A smartly extended bungalow that delivers style, space and a superb location. This beautifully presented two-bedroom semi-detached home has been thoughtfully updated and offers well-planned, easy-flow accommodation ideal for modern single-storey living. Light-filled interiors include a stylish shower room, a well-equipped kitchen and an inviting garden room that opens seamlessly onto the rear garden. The lounge provides a warm and comfortable retreat, while both bedrooms are well proportioned and attractively finished. Outside, generous driveway parking and a carefully landscaped, enclosed rear garden add to the home's everyday practicality. Set within walking distance of Gorleston High Street and local amenities, this is a home that combines convenience, comfort and excellent presentation.

- Extended two-bedroom semi-detached bungalow
- Beautifully presented and recently updated throughout
- Central and convenient location within walking distance of amenities
- Bright and airy garden room / dining area opening to the rear garden
- Comfortable lounge with feature wood-burning stove
- Modern fitted kitchen with ample storage and worktop space
- Stylish and well-finished shower room
- Generous driveway parking to the front and side
- Attractively landscaped and enclosed rear garden
- Gas central heating, double glazing and excellent storage including a boarded loft





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11 Shrublands Way

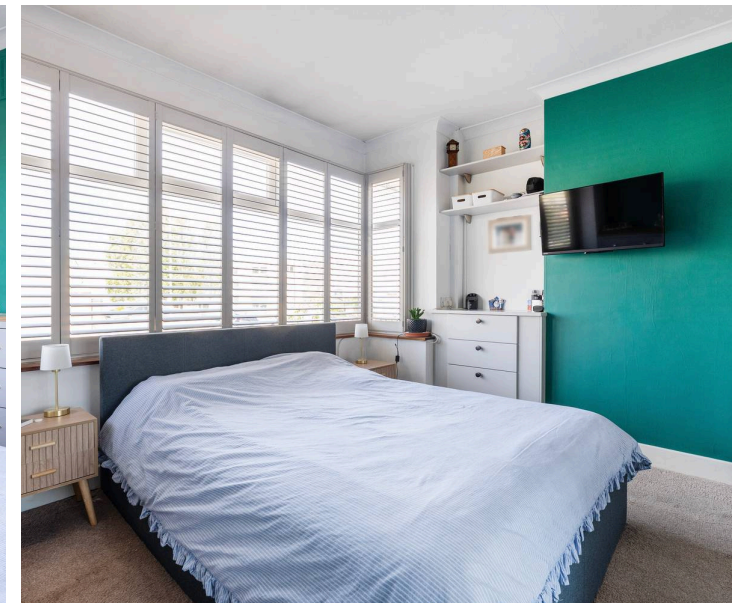
Gorleston, Great Yarmouth

The Location

Shrublands Way is set within a long-established residential area of Gorleston-on-Sea, just south of Great Yarmouth, offering a practical and well-balanced setting for everyday life. Local shops, conveniences, cafés and services are close by, making day-to-day needs easy to manage without travelling far.

The area is well served by schooling options for all ages, from primary through to secondary education, making it a practical choice for families. Outdoor amenities are a strong draw, with nearby recreation grounds, local parks and green spaces providing room to walk, exercise and unwind, while the River Yare is within easy reach for waterside walks and nature spotting. Veterinary practices and other essential services are also conveniently located nearby.

Transport connections are straightforward, with access to the A47 offering direct routes toward Norwich, Great Yarmouth and the wider Norfolk area, complemented by regular local bus services. Overall, the location suits a settled, everyday lifestyle, combining residential calm with strong amenities, open space and reliable transport links.



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Shrublands Way, Gorleston

This extended and beautifully presented two-bedroom semi-detached bungalow is situated in a popular and highly convenient part of Gorleston. Thoughtfully updated in recent years, the property offers well-balanced accommodation that flows comfortably from room to room, making it equally suitable for downsizers, professionals or anyone seeking easy single-storey living.

A side entrance leads into a welcoming hall, providing access to the main accommodation. The shower room is finished in a modern style with a vanity unit incorporating useful storage, a concealed cistern WC and fully tiled walls. A contemporary shower cubicle fitted with an electric shower, along with a heated towel rail and frosted window, creates a clean, practical and comfortable space.

The kitchen is a generous and well-organised room, fitted with a range of base and wall units and offering ample worktop space. Integrated appliances include an eye-level oven and microwave, while there is also space for additional household appliances. The layout works well for everyday use and connects naturally through to the rear of the property.

To the back of the bungalow is a particularly appealing garden room and dining area, filled with natural light and offering lovely views over the rear garden. This space feels like a true extension of the home and works perfectly for dining, relaxing or entertaining, with doors opening directly onto the garden and features that allow it to be enjoyed throughout the year.



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The lounge provides a cosy yet stylish retreat, centred around a feature fireplace with wood burner that adds warmth and character. Natural light from the side window enhances the sense of space, while an inner hallway leads through to the bedrooms and gives access to the loft, which is fully boarded and benefits from a drop-down ladder, offering excellent storage. Both bedrooms are well sized and attractively presented. The main bedroom features fitted wardrobes and a bay window with shutters, creating a calm and comfortable atmosphere. The second bedroom is ideal for guests, a home office or hobby room and benefits from good light and flexibility of use.

Outside, the property continues to impress with extensive driveway parking, including side-by-side parking to the front and additional parking along the side. Gated access leads through to the rear, where the garden has been carefully landscaped and fully enclosed, offering a high level of privacy. A combination of patio seating, lawn, planting and practical touches such as outdoor power points makes this a genuinely pleasant and usable outdoor space.

Positioned within walking distance of Gorleston High Street, the bungalow enjoys easy access to shops, amenities and everyday conveniences, while still benefiting from the calm of a settled residential setting. Overall, this is a well-maintained and thoughtfully improved home that combines comfort, practicality and a sought-after location.

Agents Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.



Ground Floor

Approx. 61.6 sq. metres (662.9 sq. feet)



Total area: approx. 61.6 sq. metres (662.9 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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