



1 Kalmia Green, Gorleston

Great Yarmouth



Minors & Brady

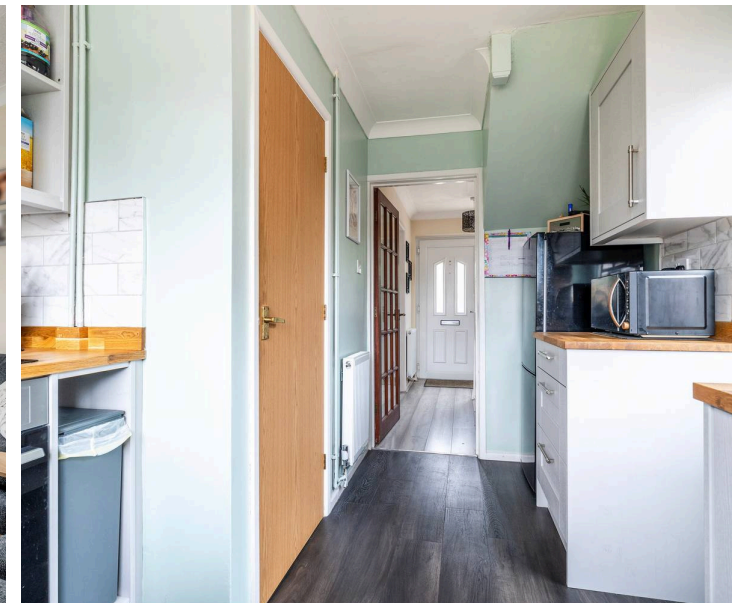
1 Kalmia Green

Gorleston, Great Yarmouth

A home that immediately feels welcoming, this well-presented semi-detached property sits along a peaceful residential road in Gorleston-on-Sea and offers an appealing opportunity for first-time buyers, small families or investors. Inside, a bright entrance hall leads to a spacious living room with garden access, a newly fitted modern kitchen and two comfortable double bedrooms, complemented by a contemporary family bathroom. Outside, the private rear garden, driveway parking and single garage add further convenience, creating a well-kept and ready-to-enjoy home in a desirable coastal setting.

Gorleston

Kalmia Green sits in a calm residential corner of Gorleston, a short distance from the clifftops and the wide sandy beach that defines the town's coastline. The area is well-served for day-to-day living: small convenience shops sit within walking distance, while larger supermarkets such as Morrisons on the High Street and the Co-op on Magdalen Way are only a few minutes away. Gorleston High Street brings together cafés, pharmacies, takeaways, and practical services, making errands easy without needing to travel far. Families benefit from nearby schools including Wroughton Infant and Junior Academies, Lynn Grove Academy, and Stradbroke Primary Academy. Local bus routes run through Gorleston towards Great Yarmouth and Lowestoft, offering straightforward public transport links, while the seafront, parks, and open green spaces support an easy, outdoors-leaning lifestyle close to home.





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1 Kalmia Green

Gorleston, Great Yarmouth

- Semi-detached residence positioned down a residential road in the coastal town of Gorleston-On-Sea
- Suitable option for first-time buyers, small families or investors, looking for a home that is well-presented throughout
- Spacious, 20ft living room that is filled with an abundance of natural light, with sliding doors that open out to the garden
- New kitchen is fitted with modern cabinetry, solid worksurfaces, an integrated oven, areas for your appliances and a storage cupboard
- Two double bedrooms offering comfort and privacy, one of which has a built-in storage cupboard
- Contemporary family bathroom comprising of a stylish three-piece suite, with tiled walls
- A private, well-maintained garden featuring a patio for outdoor seating, a laid to lawn, planting and a timber storage shed
- Kerb appeal with a beautifully maintained frontage, along with a driveway for off-road parking and a single garage for storage use
- Easy access to a wide range of amenities within the town, including shops, schools for all ages, transport links and the scenic coastline



1 Kalmia Green

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Set along a quiet residential road in the coastal town of Gorleston-on-Sea, this well-presented semi-detached home offers an appealing opportunity for first-time buyers, small families or investors seeking a property that is ready to move straight into.

A welcoming entrance hall introduces a bright and airy interior, giving an immediate sense of ease. The spacious living room extends the full depth of the home, providing a generous setting for everyday living. Sliding doors open directly onto the rear garden, allowing natural light to fill the space and creating a smooth connection to the outdoors.

The newly fitted kitchen offers a modern, considered layout with contemporary cabinetry, solid worksurfaces, an integrated oven and dedicated areas for appliances. A useful storage cupboard keeps the room practical and organised.

Upstairs, two double bedrooms offer comfortable accommodation, with one featuring built-in storage. The family bathroom is finished in a contemporary style, complete with a smart three-piece suite and tiled walls for a clean, timeless look.



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The rear garden provides a private outdoor area that is neatly maintained, featuring a patio for seating, a lawned section, established planting and a timber shed for additional storage.

The frontage presents strong kerb appeal, complemented by a driveway for off-road parking and a single garage ideal for storage or hobby use.

A well-kept home in a desirable residential setting, offering comfort, practicality and an inviting environment close to the coast.

Agents Notes

We understand that this property is leasehold, with 800+ years left on the lease.

Ground rent: £30 a year, or £15 per month.

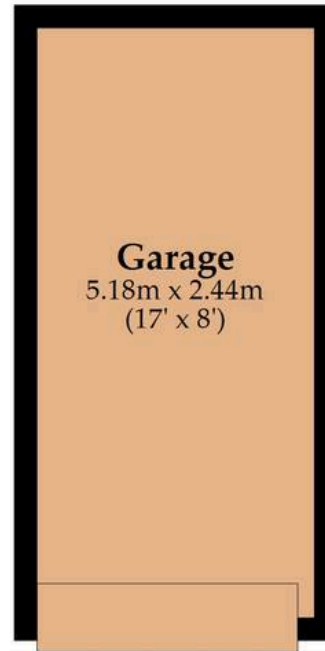
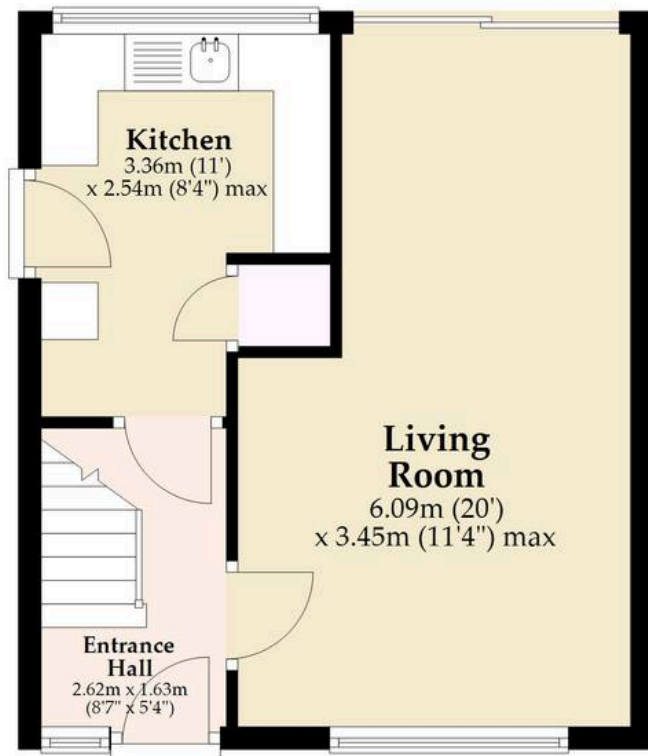
Connected to mains water, electricity, gas or drainage.

Gas central heating system.



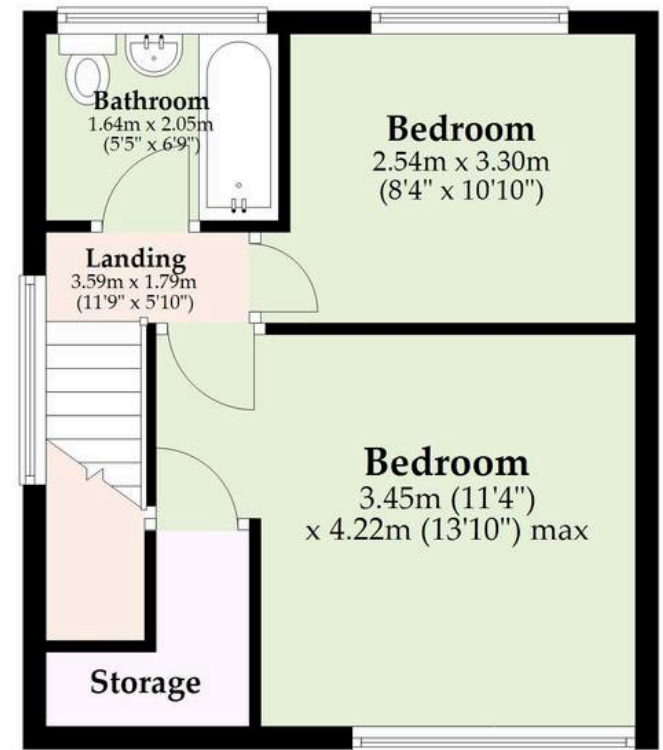
Ground Floor

Approx. 44.2 sq. metres (475.7 sq. feet)



First Floor

Approx. 30.8 sq. metres (331.6 sq. feet)



Total area: approx. 75.0 sq. metres (807.3 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*.



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Senior Property Consultant



Meet *Dan*
Branch Partner



Meet *Lauren*
Property Consultant

Minors & Brady
Your home, our market

 caister@minorsandbrady.co.uk

 01493 806188

 48 High Street, Caister-on-Sea, Great Yarmouth, NR30 5EH

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