



20 Bately Avenue, Gorleston

Great Yarmouth



Minors & Brady

20 Bately Avenue

Gorleston, Great Yarmouth

A home of rare quality and quiet sophistication, this beautifully refurbished residence offers a seamless blend of contemporary comfort and coastal elegance just moments from Gorleston's award-winning beach. Every detail has been thoughtfully renewed, from the full rewire and new plumbing to the Wren kitchen, stone-finished bathroom and new log burner, creating a turnkey home of exceptional standard. Three generous double bedrooms, bright living spaces and a west-facing garden enhance the sense of space and privacy, while the double garage and existing planning permission add valuable future potential. The result is a refined, chain-free home that delivers modern living in one of the area's most desirable settings.

Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas boiler, under-floor heating and a log burner.



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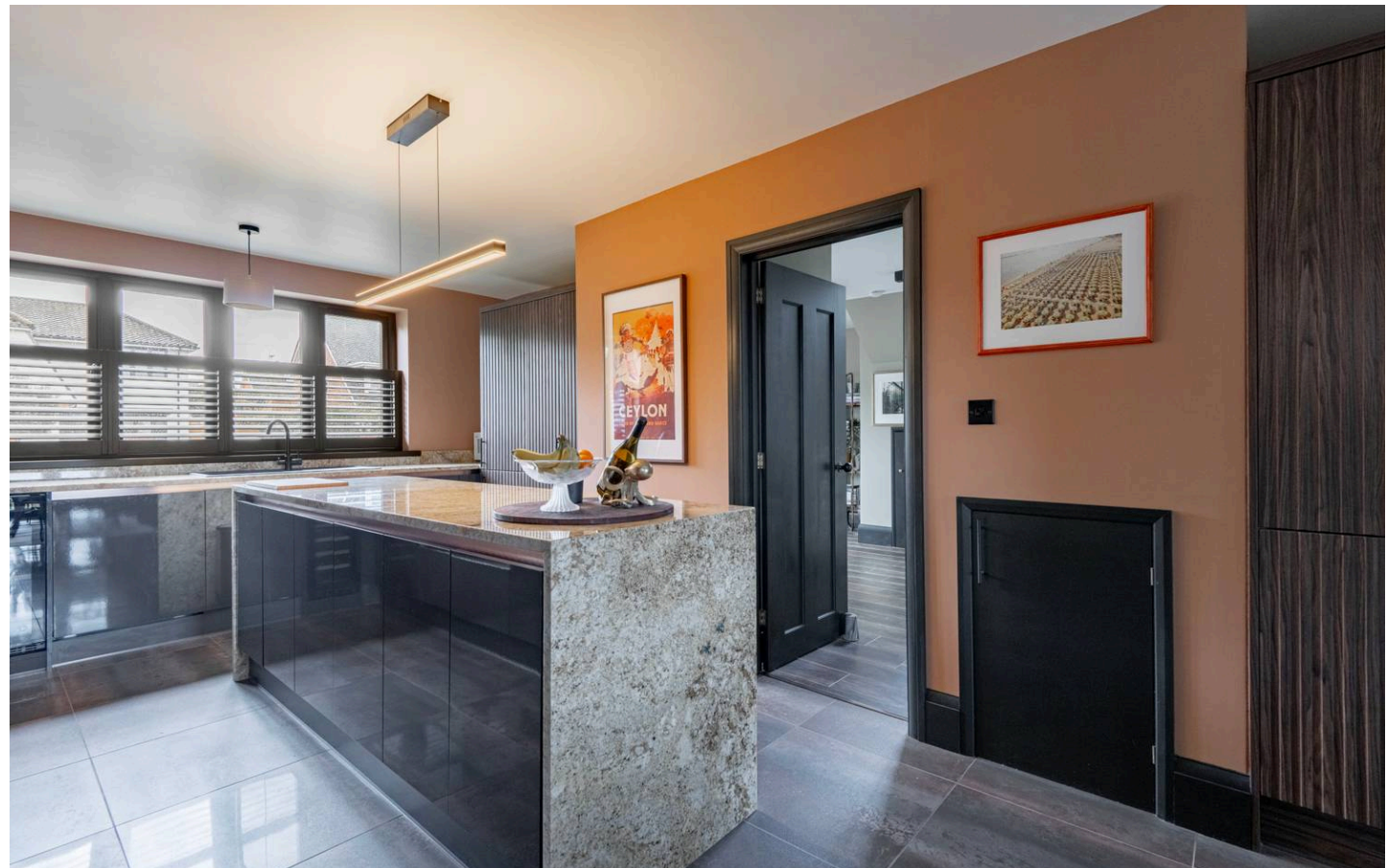


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Gorleston, Great Yarmouth

- Detached residence proudly positioned within a desirable area of Gorleston-On-Sea, moments away from the scenic coastline
- Refurbished throughout with a full rewire, new plumbing and quality modern finishes
- Brand-new Wren kitchen forming a central family and entertaining space
- Bright reception spaces including a sun room overlooking the rear garden
- New log burner and underfloor heating to parts of the ground floor
- Three large double bedrooms offering well-proportioned first-floor accommodation
- Newly fitted bathroom featuring a stone bath, stone basin and contemporary fittings
- West-facing rear garden that is well-maintained for outdoor leisure
- Double garage and broad frontage creating a strong sense of arrival
- Planning permission in place for a two-storey side extension and part-garage conversion



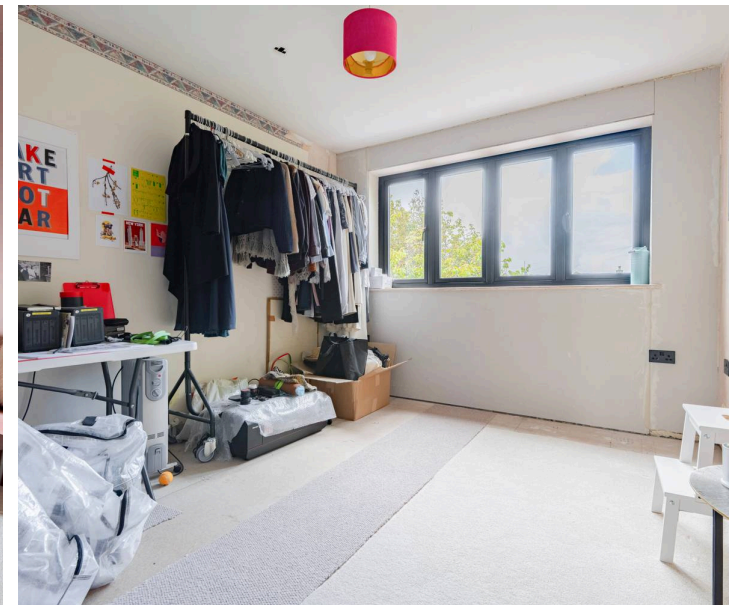
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Gorleston

Bately Avenue sits within a settled residential pocket of Gorleston-on-Sea, close enough to the seafront and the town's main amenities to feel convenient while still offering a quiet everyday setting. The nearest supermarkets are Tesco Express, Morrisons, and Asda Great Yarmouth a short drive north, giving straightforward options for weekly shopping. Families have practical schooling choices, with Gorleston Primary Academy, Cliff Park Ormiston Academy, and St Mary's Catholic Primary School all serving the area. Transport links are reliable, with regular bus routes running towards Great Yarmouth and Norwich, and easy access to the A47 for wider travel. The lifestyle here leans towards relaxed coastal living with quick access to the beach, local cafés, independent shops and the wider amenities of a well-established seaside town.



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A distinguished detached residence positioned within one of Gorleston's most sought-after coastal settings, this chain-free home has been reimagined with a level of craftsmanship and attention to detail that elevates it far beyond a standard refurbishment.

The approach is impressive, with a broad frontage, landscaped garden and double garage creating a confident sense of arrival before stepping inside to a home that feels both contemporary and timeless.

The property has undergone a comprehensive programme of renewal, including a full rewire, new plumbing throughout and underfloor heating to parts of the ground floor. Every space has been refined with a cohesive aesthetic, allowing the architecture and natural light to take centre stage.

At the heart of the home lies the brand-new Wren kitchen, designed as a sophisticated culinary and social space. It features high-quality cabinetry, solid work surfaces, a central island, integrated appliances, a wine cooler, drinks cabinet and a composite sink, all arranged to create a seamless flow into the dining area. Double doors open to the west-facing garden, extending the living space outdoors and capturing the best of the afternoon and evening sun.



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The main reception room is equally impressive, anchored by a newly installed log burner set against a refined hearth and mantle. Original parquet flooring adds warmth and character, while generous glazing and garden access enhance the sense of openness. A further sun room provides a flexible space, ideal as a sun room, home-working or a space for hobbies, overlooking the private garden.

Upstairs, the galleried landing leads to three large double bedrooms, each beautifully presented and offering excellent proportions. The newly fitted bathroom introduces a spa-like atmosphere, featuring a sculptural stone bath, stone basin, contemporary cabinetry and a separate shower, all chosen to create a calm, indulgent environment.

The west-facing garden offers a private outdoor sanctuary with mature borders and ample space for entertaining, dining or simply enjoying the coastal light. The double garage provides generous storage and practicality, and planning permission is already in place for a two-storey side extension with the option to convert part of the existing garage, a valuable opportunity for those seeking to expand the home further.

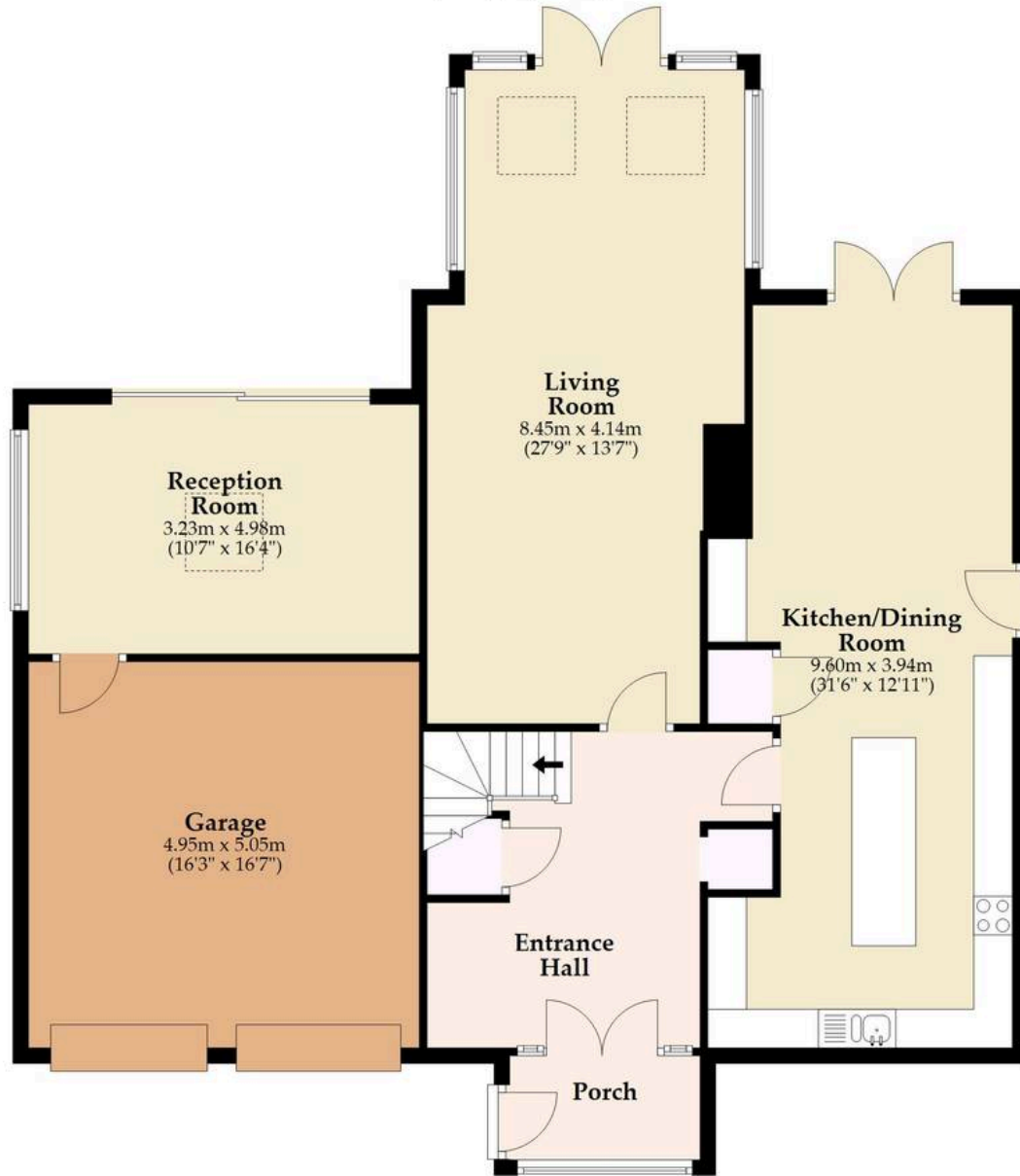
A property of this calibre is seldom available chain free, making it an outstanding choice for those seeking a beautifully finished home ready to enjoy from the moment of arrival.



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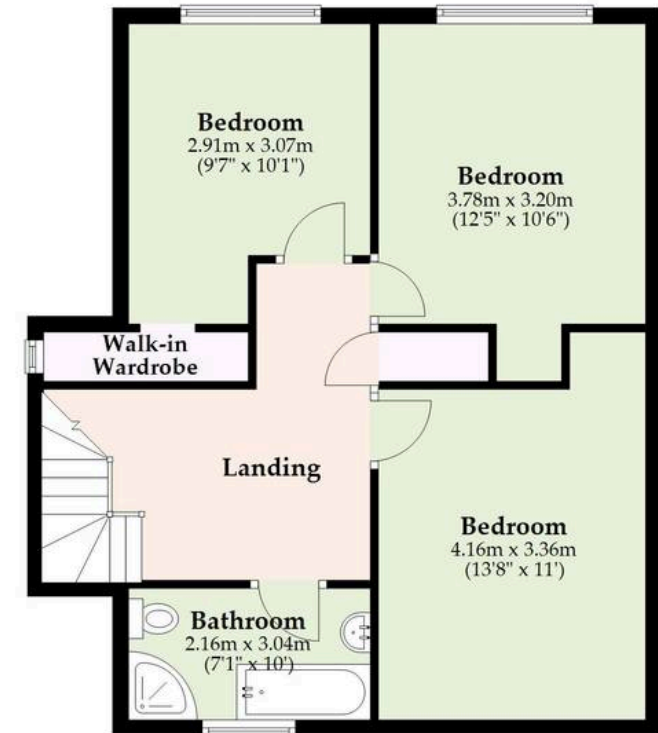
Ground Floor

Approx. 108.7 sq. metres (1170.4 sq. feet)
(excluding Reception Room)



First Floor

Approx. 60.7 sq. metres (653.2 sq. feet)



Total area: approx. 169.4 sq. metres (1823.5 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*.



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Senior Property Consultant



Meet *Dan*
Branch Partner



Meet *Lauren*
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