



14 Christchurch Road, Gorleston

Minors & Brady





# 14 Christchurch Road

Gorleston, Great Yarmouth

A welcoming semi-detached home in Gorleston-on-Sea, offering a bright and comfortable setting suited to first-time buyers, families or those seeking a dependable investment. The living spaces feel light and inviting, with a practical kitchen and ground-floor cloakroom adding everyday convenience. Upstairs, three adaptable bedrooms and a modern family bathroom provide a well-rounded layout. A private rear garden with lawn, patio and a timber shed, along with off-road parking to the front, complete a property that delivers ease, flexibility and a straightforward coastal lifestyle.

- Semi-detached residence positioned down a residential road in the coastal town of Gorleston-On-Sea
- Suitable choice for first-time buyers, families or investors!
- Comfortable living room that is filled with natural light, inviting relaxation and entertaining
- Kitchen fitted with cabinetry, an integrated oven and areas for your own appliances
- Convenient ground-floor cloakroom
- Three bedrooms offering comfort and privacy, with the flexibility to have a home office, dressing room or nursery
- Family bathroom comprising of a modern three-piece suite
- A private, maintained garden featuring a patio for outdoor seating, a laid to lawn and a timber storage shed
- A paved driveway providing off-road parking
- 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, Great Yarmouth

## Gorleston

Christchurch Road sits within a well-established residential pocket of Gorleston, offering a setting that feels settled and close to everyday essentials. The coastline is a clear part of life here, with the wide sands of Gorleston Beach around a ten-minute walk, giving the area a strong connection to the water and an easy option for daily fresh air.

Local convenience is straightforward: the nearest supermarkets are Morrisons on the High Street and Tesco Express on Magdalen Way, both within a short reach. Families have several schools close by, including Peterhouse Primary and Cliff Park Ormiston Academy, keeping education options practical and nearby.

Transport links are reliable, with regular bus services running along the main routes towards Great Yarmouth and into Norwich, and road connections that make commuting simple. Altogether, Christchurch Road offers a lifestyle shaped by coastal access, everyday practicality and a neighbourhood that supports relaxed, modern living.

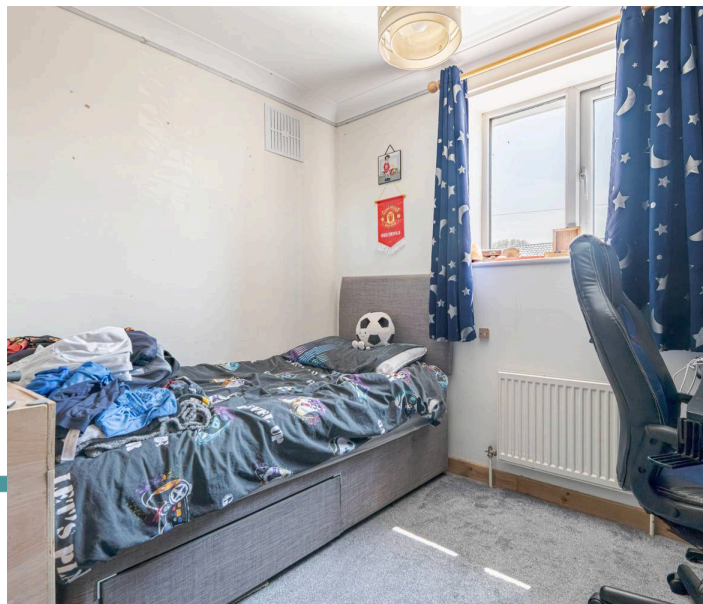
## Agents Notes

Freehold.

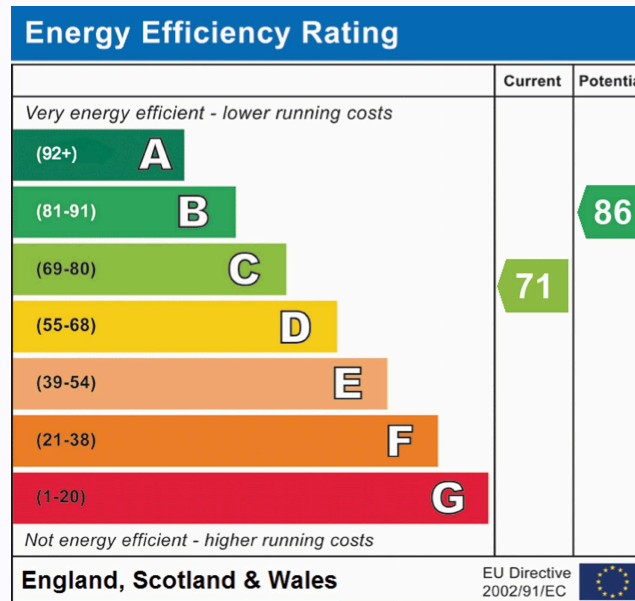
Connected to mains water, electricity, gas and drainage.

Gas central heating system.

M&B







## 14 Christchurch Road

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The entrance hall provides a welcoming start, opening into a bright living room where natural light enhances the sense of space. It is a relaxed setting for everyday use, with enough room to shape it around both quiet evenings and sociable occasions.

The kitchen sits to the rear, fitted with cabinetry, an integrated oven and designated areas for your own appliances, creating a functional workspace for daily cooking. A ground-floor cloakroom adds further convenience.

Upstairs, three bedrooms offer flexibility for a range of lifestyles. Whether arranged as sleeping accommodation, a home office, dressing room or nursery, each room provides its own sense of privacy.

The family bathroom features a modern three-piece suite, completing the layout with a clean and contemporary finish.

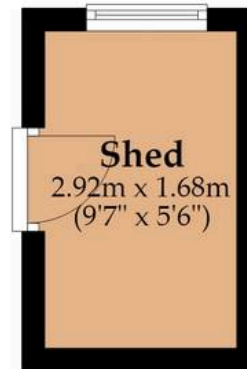
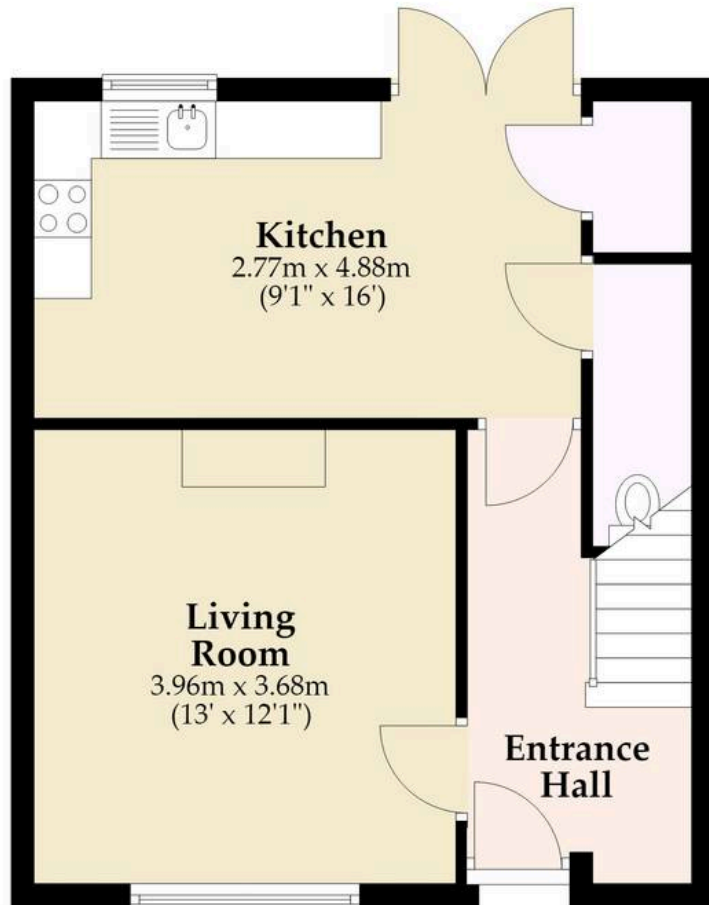
The rear garden is a private outdoor space with a maintained lawn, a patio for seating and a timber storage shed. It is well suited to relaxed outdoor time, planting or simply enjoying a bit of fresh air. To the front, a paved driveway provides off-road parking for three vehicles.

Altogether, this is a home that delivers comfort, practicality and scope to shape it to your needs, in a location that continues to appeal to a wide range of buyers.

**M&B**

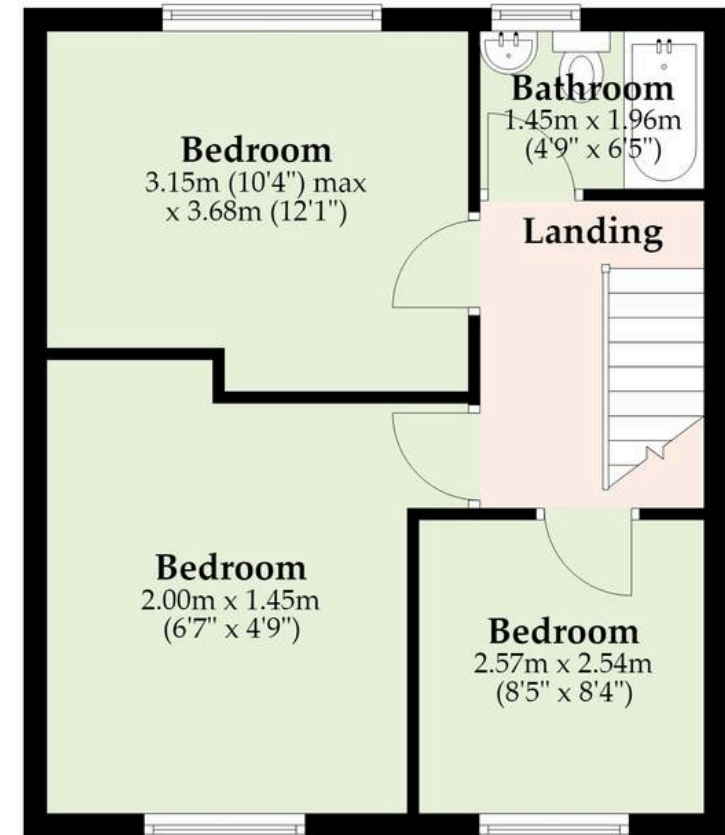
## Ground Floor

Approx. 44.1 sq. metres (474.2 sq. feet)



## First Floor

Approx. 39.5 sq. metres (424.8 sq. feet)



Total area: approx. 83.5 sq. metres (899.0 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.



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