



3 Berberis Green, Gorleston

Minors & Brady



3 Berberis Green

Gorleston, Great Yarmouth

Set within a well-established residential area of Gorleston on Sea, this chain-free home offers an inviting opportunity for those looking to settle into a comfortable space of their own. With a bright living room, a sociable kitchen/dining room and three bedrooms all off the landing, it provides a practical layout suited to everyday routines. Low-maintenance gardens to the front and rear, useful outdoor storage and communal parking add to its appeal. Well-kept throughout and ready for its next chapter, it's a strong choice for first-time buyers or investors seeking a straightforward, well-located property close to the coast.

- Chain-free mid-terrace home in a popular residential area of Gorleston on Sea
- A strong option for first-time buyers or investors looking for a straightforward, well-located home
- Well-maintained throughout and ready for immediate occupation
- Bright living room with a clear outlook over the front garden
- Sociable kitchen/dining room with fitted units and pantry storage
- Three separate bedrooms all leading off the landing
- Low-maintenance front and rear gardens offering practical outdoor space
- Brick-built store and additional sheds providing useful external storage
- Communal parking space accessed via the rear gate
- Close to local amenities, schools and transport links



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The Location

Berberis Green sits within a well-established residential pocket of Gorleston-On-Sea, offering a setting that feels connected to both the coastline and everyday amenities. The wide sands of Gorleston Beach are close enough for regular shoreline walks, while the town centre sits within comfortable reach for cafés, services and independent businesses.

Practical day-to-day needs are well covered, with Morrisons and Aldi being the nearest supermarkets. Families benefit from having several schools nearby, including Cliff Park Ormiston Academy, Wroughton Primary and St Mary's Catholic Primary.

Transport links are straightforward, with regular bus routes running through Gorleston towards Great Yarmouth and Lowestoft, and easy road access via the A47 for wider travel. Altogether, it's a location that supports a relaxed coastal lifestyle with strong convenience woven in.



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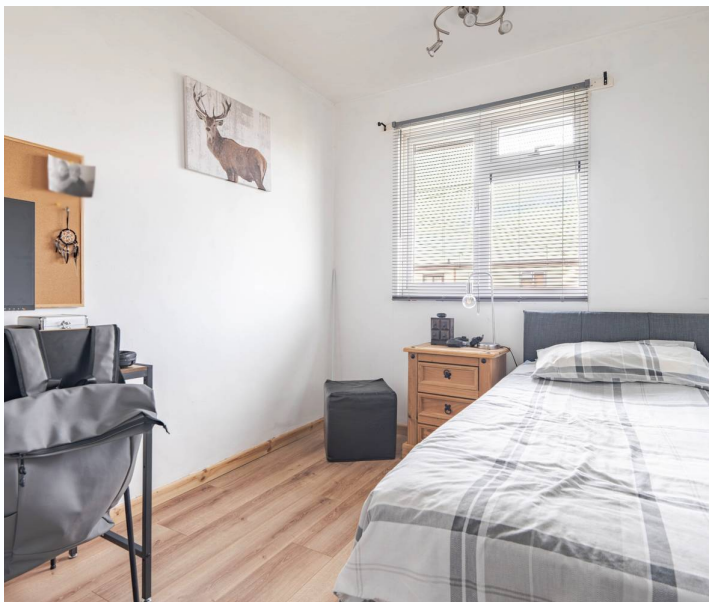
Berberis Green

The property opens with a useful porch, creating a natural transition into the main living space. The living room sits to the front, a bright and comfortable area with a clear outlook over the garden, offering plenty of room for everyday relaxation and family time.

To the rear, the kitchen/dining room provides a sociable setting with fitted units, space for appliances and a generous dining area. A pantry cupboard sits beneath the stairs, adding valuable storage.

Upstairs, all three bedrooms lead directly off the landing. The main bedroom enjoys a rear aspect and easily accommodates a larger bed alongside freestanding wardrobes or drawers. Two further bedrooms sit to the front, each well-proportioned and suitable for a variety of uses, whether as children's rooms, a home office or guest accommodation.

The bathroom includes a skylight that brings in additional natural light, along with a shower, basin and WC.



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Outside, the front garden is turfed and neatly arranged, with a path leading to the entrance.

The rear garden is enclosed and paved for easy upkeep, offering space for outdoor seating and dining. Storage is well catered for, with sheds and a brick-built store at the far end. A rear gate provides access to a communal parking area.

Set within a popular coastal town and presented in good order throughout, this property offers a straightforward, comfortable home with practical features and a layout suited to modern living.

Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

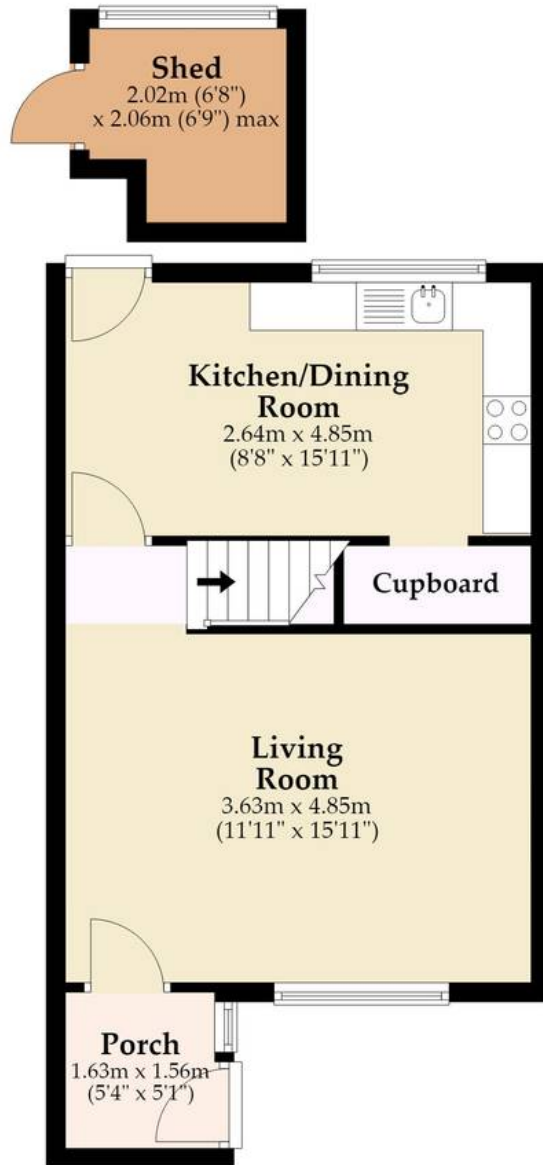
Gas central heating system.



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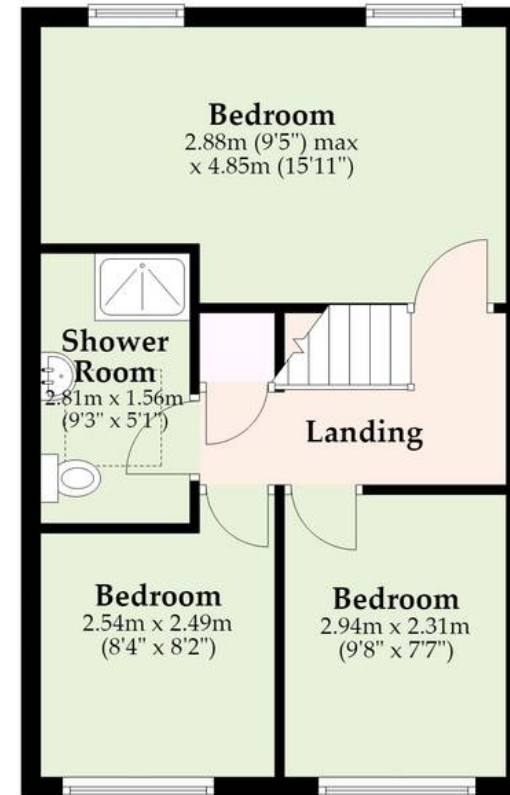
Ground Floor

Approx. 41.8 sq. metres (450.2 sq. feet)



First Floor

Approx. 37.9 sq. metres (408.3 sq. feet)



Total area: approx. 79.8 sq. metres (858.5 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.

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