



40 Suffolk Road, Gorleston

Great Yarmouth



Minors & Brady

40 Suffolk Road

Gorleston, Great Yarmouth

A great option for those looking to settle into Gorleston living, this mid-terraced home offers a comfortable base with generous interiors and inviting outdoor space. With a sociable kitchen/dining room, a cosy living room for unwinding, and three bedrooms off the landing, it suits everyday routines with ease. The rear garden provides a private spot for outdoor dining or quiet weekends at home, while local amenities and transport links sit close by, adding to the convenience. A strong choice for first-time buyers, families or investors seeking a well-located property with plenty of potential.

- Mid-terraced home in a popular Gorleston location
- Ideal first-time buy or investment in a consistently sought-after area
- Comfortable living room with feature fireplace
- Spacious kitchen/dining room with fitted units and breakfast bar
- Useful lobby/utility area with appliance space
- Ground floor bathroom with shower, wash basin and WC
- Three bedrooms off the landing offering flexible use
- Enclosed rear garden with decking, planting and timber shed
- 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

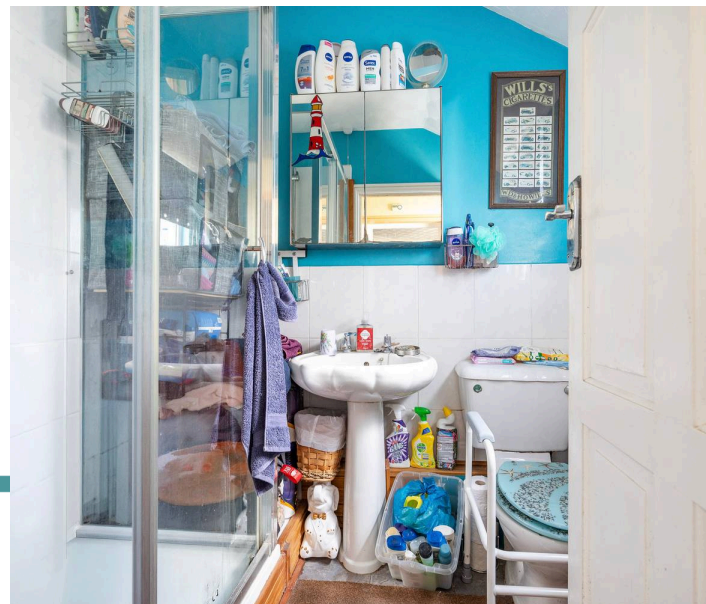
Suffolk Road sits within a well-established residential pocket of Gorleston, giving you a setting that feels settled and convenient. The town centre is close enough for a straightforward walk or quick drive, with everyday amenities, cafés and services all within easy reach.

The coastline is another strong draw here: Gorleston's wide sandy beach and promenade sit just over a mile away, offering a reliable spot for fresh air, exercise and relaxed weekend time.

For practicalities, the nearest supermarkets are Morrisons and Tesco on the High Street, with Lidl also close by. Families have several schools in the immediate area, including Wroughton Primary, Stradbroke Primary and East Norfolk Sixth Form a short distance away.

Transport links are straightforward: regular bus routes run along nearby main roads towards Great Yarmouth, Lowestoft and Norwich, and the A47 is easily accessed for wider travel.

Altogether, Suffolk Road offers a lifestyle centred around convenience, coastal enjoyment and a strong sense of community, with everything you need close at hand.



M&B

40 Suffolk Road

Gorleston, Great Yarmouth

Situated in a popular Gorleston setting, this well-presented three bedroom mid-terraced home offers an appealing opportunity for first-time buyers, families or those seeking a reliable investment. With comfortable living spaces, practical features and a generous gardens, it provides a welcoming base in a convenient residential location.

The property opens with an entrance porch leading into a living room, a cosy space ideal for everyday relaxation. To the rear, the kitchen/dining room is fitted storage and room for family dining, creating a sociable hub for cooking and entertaining. A useful lobby/utility area adds further convenience, connecting to a well appointed ground floor bathroom with shower, wash basin and W.C.

Upstairs, three bedrooms off the landing provide flexible accommodation, whether arranged for sleeping, home working or hobbies.

Outside, the home enjoys both front and rear gardens. The enclosed rear garden features decked and paved areas framed by mature shrubs and planting, offering a private outdoor space for dining, play or quiet enjoyment. A timber shed provides additional storage.

Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating system.



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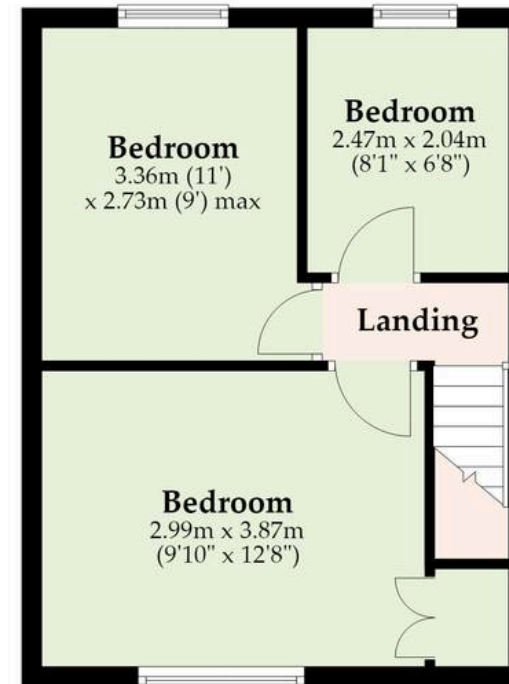
Ground Floor

Approx. 39.6 sq. metres (426.5 sq. feet)



First Floor

Approx. 30.4 sq. metres (327.4 sq. feet)



Total area: approx. 70.0 sq. metres (753.9 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.

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

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