



1 Trafalgar Road West, Gorleston

Minors & Brady



1 Trafalgar Road West

Gorleston, Great Yarmouth

A stylish home, a generous garden and the rare benefit of parking for two vehicles. This beautifully presented two-bedroom property has been lovingly maintained and offers move-in-ready accommodation throughout. The welcoming sitting room features a contemporary media wall and attractive fireplace, while the modern kitchen and dining area provide a practical space for everyday living. A large conservatory adds valuable additional reception space and enjoys pleasant views over the rear garden. Outside, the excellent-sized garden combines lawn and patio areas, making it ideal for relaxing and entertaining. Completing this impressive home is a two-car driveway, a feature rarely found with properties of this style and location.

- Two-bedroom home presented in excellent order throughout
- Spacious sitting room with feature media wall
- Attractive fireplace with decorative log burner feature
- Modern kitchen with stylish dining area adjoining
- Contemporary units complemented by tiled splashbacks
- Large conservatory providing additional living space
- Well-appointed family bathroom serving both bedrooms
- Generous rear garden with lawn and patio area
- Useful outdoor storage space within the garden
- Rare two-car driveway providing off-road parking



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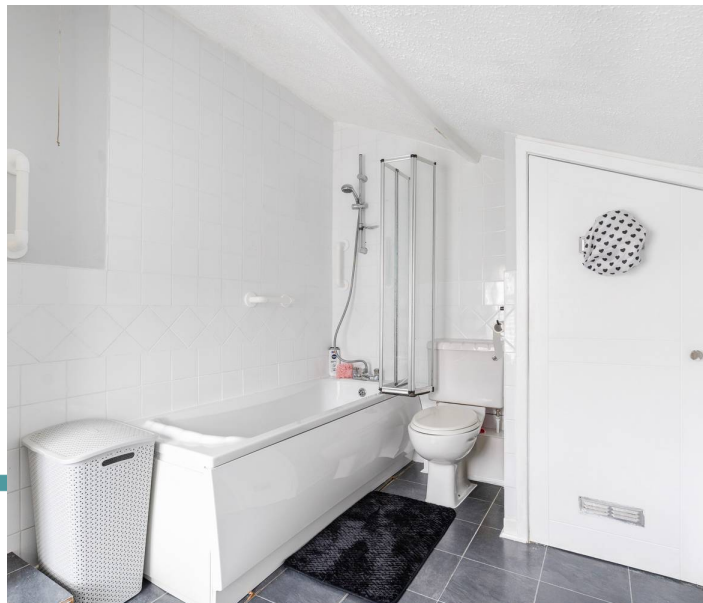
Gorleston-on-Sea is one of Norfolk's most popular coastal towns, offering an appealing combination of seaside charm, convenient amenities and a strong community atmosphere. Best known for its award-winning sandy beach, attractive promenade and stunning cliff-top views, the town provides an enviable lifestyle that appeals to families, professionals and retirees alike. The town benefits from a wide range of everyday amenities, including supermarkets, independent retailers, cafés, restaurants and public houses, ensuring residents have everything they need close at hand. Gorleston's bustling High Street provides a mix of local businesses and national retailers, while nearby Great Yarmouth offers an even broader selection of shopping, leisure and entertainment facilities.

Families are particularly drawn to the area thanks to its selection of well-regarded primary and secondary schools, together with a variety of sports clubs, parks and recreational facilities. The nearby James Paget University Hospital is a major asset to the area, providing comprehensive healthcare services and making Gorleston a practical location for both healthcare professionals and those seeking peace of mind with medical facilities close by.

For those who enjoy the outdoors, Gorleston offers far more than its beautiful beach. Scenic coastal walks, landscaped cliff gardens, green open spaces and access to the Norfolk Broads provide endless opportunities for leisure and recreation throughout the year. The popular beach is ideal for walking, water sports, family days out and enjoying the coastline's natural beauty.

Transport links are excellent, with regular bus services connecting Gorleston to Great Yarmouth, Lowestoft and surrounding villages. The nearby A47 provides convenient road access to Norwich and the wider Norfolk region, making the town well positioned for both commuters and those wishing to explore the area.

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This beautifully presented two-bedroom home offers stylish and well-maintained accommodation throughout, perfectly suited to first-time buyers, small families or those seeking a property ready to move straight into. Combining contemporary interiors with practical living spaces, the home has been thoughtfully updated and is presented in excellent order from top to bottom.

Upon entering, a welcoming entrance hall provides access to the principal reception rooms and staircase to the first floor. The sitting room is a particularly inviting space, centred around an attractive feature fireplace complete with a decorative log burner, creating a wonderful focal point for the room. A wooden mantel adds character and warmth, while the modern media wall provides a stylish and practical setting for entertainment. French doors lead directly into the conservatory, allowing natural light to flow through the home and creating a seamless extension of the living space.

The conservatory offers excellent versatility and can be enjoyed as a garden room, dining area, home office or additional reception space. Overlooking the rear garden, it provides a pleasant setting to relax and unwind throughout the year.



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Positioned to the front of the property, the kitchen has been designed with both style and functionality in mind. Finished in a contemporary mix of light and monochrome units, the space is complemented by attractive tiled splashbacks and ample storage. The adjoining dining area creates an ideal environment for everyday family meals and entertaining, while a convenient ground-floor WC adds further practicality. To the first floor, the property offers two well-proportioned bedrooms, both providing comfortable accommodation and excellent natural light. The family bathroom is generously sized and serves the home well, offering everything required for modern day living.

Outside, the rear garden is a real asset to the property. Offering an excellent amount of outdoor space, it combines a lawn and patio area to create a garden that is equally suited to relaxing, entertaining and family enjoyment. There is also useful space for storage, making it as practical as it is attractive.



To the front, the property benefits from a two-car driveway, a highly desirable and increasingly rare feature for homes of this type, providing convenient off-road parking for residents and visitors alike.

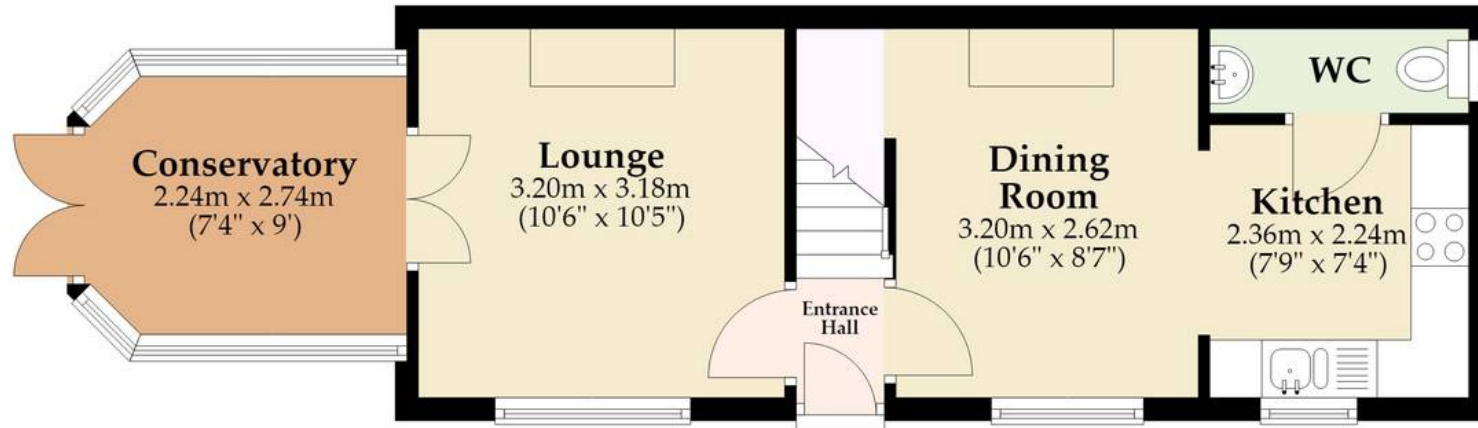
Agent's Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.

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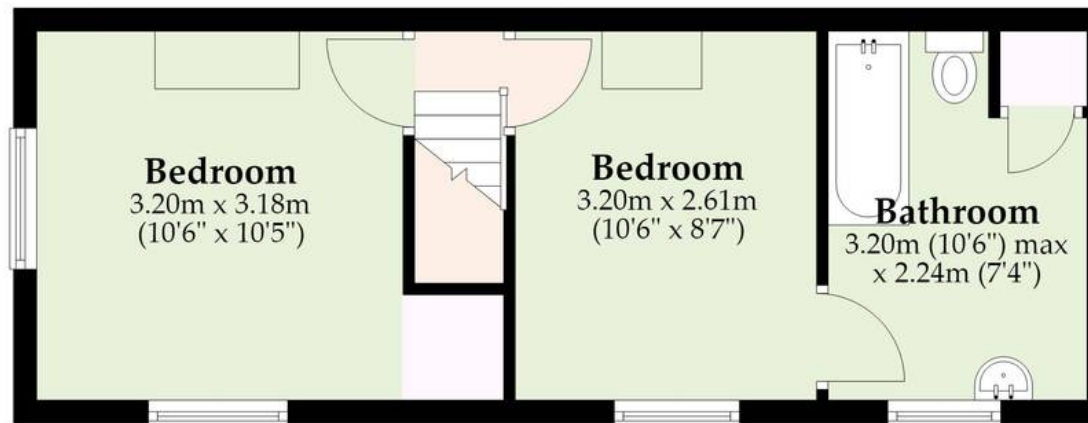
Ground Floor

Approx. 35.3 sq. metres (379.5 sq. feet)



First Floor

Approx. 29.1 sq. metres (313.2 sq. feet)



Total area: approx. 64.4 sq. metres (692.7 sq. feet)

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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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