



52 Middleton Road, Gorleston

Minors & Brady



52 Middleton Road

Gorleston, Great Yarmouth

A wonderful opportunity to acquire a traditional three-bedroom semi-detached home in a convenient and well-established part of Gorleston, offering generous living space, ample off-road parking, a garage and a sunny rear garden. Ideally suited to family life, the property features two reception rooms, a kitchen and conservatory, together with three well-proportioned bedrooms and a family bathroom. Enjoying a west to north-west facing rear garden and within easy reach of shops, schools and everyday amenities, this welcoming home presents an excellent opportunity for buyers seeking space, practicality and a location that supports modern day living.

- Traditional three-bedroom semi-detached residence in a well-established residential setting
- Long private driveway providing extensive off-road parking and access to the garage
- Elegant bay-fronted sitting room with feature fireplace and interconnecting doors to the dining room
- Conservatory overlooking the garden, offering versatile additional living space
- Fitted kitchen with integrated cooking appliances and practical storage
- Three comfortable first-floor bedrooms, including fitted wardrobes to the principal and second bedrooms
- Family bathroom complemented by a separate WC
- Established rear garden with a desirable west to north-west aspect
- Gas central heating and UPVC double glazed windows
- Conveniently located close to Gorleston town centre, schools, transport links and everyday amenities

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The Location

Middleton Road is situated within the popular coastal town of Gorleston-on-Sea, one of Norfolk's most desirable residential locations. Renowned for its award-winning sandy beach, attractive seafront and excellent range of amenities, Gorleston offers an enviable combination of coastal living, everyday convenience and strong transport connections, making it appealing to a wide variety of purchasers.

Residents benefit from an excellent selection of local facilities, including supermarkets, independent retailers, well-regarded schools, healthcare services, restaurants, cafés and leisure amenities. The town centre provides a comprehensive range of everyday shopping and services, while the picturesque seafront is home to a variety of eateries and attractions, creating a vibrant yet relaxed coastal atmosphere.

Gorleston is particularly celebrated for its beautiful beach and expansive promenade, offering superb opportunities for walking, cycling and outdoor recreation throughout the year. Nearby parks, green spaces and the Norfolk Broads provide additional opportunities to enjoy the natural surroundings, while golf courses, sports clubs and leisure facilities cater to a wide range of interests and lifestyles.

Despite its coastal setting, Gorleston enjoys excellent connectivity. The nearby A47 provides convenient road links to Norwich, Lowestoft and the wider East Anglia region, while rail services from nearby Great Yarmouth offer connections across Norfolk and beyond. Norwich, with its extensive shopping, employment and educational opportunities, is within comfortable commuting distance.

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Occupying a convenient position close to Gorleston town centre and a wide range of local amenities, this traditional three-bedroom semi-detached home offers generous living space, ample off-road parking, a garage and a sunny rear garden, making it an excellent choice for families, first-time buyers and those seeking a home with scope to make their own.

Set back from the road behind a long driveway, the property enjoys an appealing sense of arrival. An open recessed storm porch leads into a welcoming entrance hall, where stairs rise to the first floor and useful built-in storage is provided beneath.

The ground floor offers two reception rooms, creating flexibility for modern lifestyles. To the front, the sitting room is a bright and inviting space, enhanced by a bay window and centred around a living flame gas fire, providing an attractive focal point. Double doors open through to the dining room, allowing the rooms to be used independently or opened up for entertaining and larger family gatherings.

Positioned to the rear, the dining room enjoys a pleasant outlook towards the garden and provides an ideal setting for everyday meals and special occasions alike. The adjoining kitchen is fitted with a range of modern units and work surfaces, complemented by integrated cooking appliances and practical storage.



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Beyond the kitchen and dining room, the conservatory provides a versatile additional living area with direct access to the garden. Whether used as a garden room, hobby space, home office or simply a place to relax, it adds valuable extra accommodation overlooking the rear garden.

The first floor comprises three well-proportioned bedrooms. The principal bedroom benefits from a bay window and fitted wardrobes, while the second double bedroom overlooks the rear garden and also includes built-in storage. The third bedroom is ideal as a child's room, nursery or study. A family bathroom serves the bedrooms and is complemented by the convenience of a separate WC.

Outside, the driveway provides extensive off-road parking and continues to the side of the property, leading to the garage.

To the rear, the west to north-west facing garden enjoys afternoon and evening sunshine, offering an attractive space for outdoor dining, gardening and relaxation. With plenty of room for children to play and opportunities for further enhancement, it provides a wonderful backdrop to everyday life.

Well placed for schools, shops, transport links and the many amenities Gorleston has to offer, this is a well-maintained home that presents an excellent opportunity for buyers seeking comfortable accommodation in a popular and convenient location.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

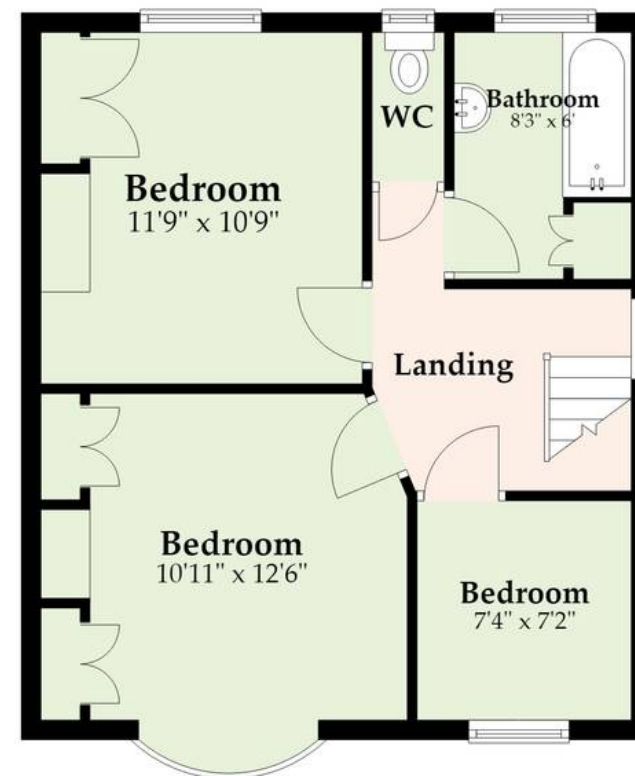
Ground Floor

Approx. 799.0 sq. feet
(excluding Porch)



First Floor

Approx. 457.4 sq. feet



Total area: approx. 1256.5 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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Minors & Brady
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