



20 Burgh Road, Gorleston

Minors & Brady



20 Burgh Road

Gorleston, Great Yarmouth

Packed with potential and offered chain free, this spacious home is ready for its next chapter. Ideally located close to local amenities and transport links, the property provides well-balanced accommodation suited to a wide range of buyers. A bright bay-fronted lounge and adjoining dining room create a welcoming living environment, while the conservatory adds further versatility to the ground floor. Upstairs, three bedrooms offer comfortable accommodation, complemented by practical facilities across both floors. Outside, the generous rear garden provides plenty of space to enjoy, entertain or further enhance over time. With ample off-road parking and scope to personalise throughout, this is an excellent opportunity to create a home tailored to your own tastes and requirements.

- Chain-free three-bedroom semi-detached home
- Excellent opportunity to update and personalise
- Bay-fronted lounge with feature fireplace
- Separate dining room ideal for family living and entertaining
- Kitchen leading through to a versatile conservatory
- Ground floor shower room for added convenience
- Spacious principal bedroom with fitted wardrobes and cloakroom
- Generous rear garden with lawn, patio and decked seating areas
- Driveway providing ample off-road parking for multiple vehicles
- Convenient location close to amenities and transport links



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The Location

Burgh Road enjoys a highly desirable position within the popular coastal town of Gorleston-on-Sea, offering an excellent balance of seaside living, everyday convenience and strong transport connections. The area is well regarded for its attractive residential surroundings and close proximity to a wide range of amenities, making it particularly appealing to families, professionals and retirees alike.

One of the location's standout features is its easy access to Gorleston Beach, a much-loved stretch of golden sand backed by a scenic promenade, beachfront cafés and beautifully maintained gardens. The coastline provides the perfect setting for leisurely walks, outdoor activities and enjoying the Norfolk coast throughout the year.

Residents benefit from an excellent selection of local amenities nearby, including supermarkets, independent shops, cafés, restaurants and leisure facilities. The James Paget University Hospital is also conveniently located, while well-regarded primary and secondary schools serve the area, further enhancing its appeal for families.

For those who enjoy the outdoors, there are numerous parks, open green spaces and riverside walks within easy reach, offering plenty of opportunities for recreation and relaxation. The nearby Norfolk Broads provide another popular destination for boating, walking and wildlife enthusiasts.

The location is also ideally placed for commuting and travel, with straightforward access to Great Yarmouth, Lowestoft and the city of Norwich via established road links and public transport services. Whether seeking a permanent residence, family home or coastal retreat, Burgh Road offers an enviable lifestyle in one of East Norfolk's most sought-after seaside communities.



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Burgh Road, Gorleston

Offered to the market chain free, this three-bedroom semi-detached home presents an exciting opportunity for buyers seeking a property with scope to personalise and make their own. Well positioned in a central location close to everyday amenities and transport links, the property combines practical living space with excellent potential for future enhancement.

The accommodation is accessed via a welcoming entrance hall, with attractive parquet flooring adding a touch of character upon arrival. The lounge is situated at the front of the property and benefits from a bay window that allows natural light to pour in, while a feature fireplace creates a cosy focal point. Flowing through to the dining room, the layout provides an ideal setting for both everyday family life and entertaining guests.

Located to the rear, the kitchen is fitted with a range of storage units and enjoys direct access to the conservatory. This additional space offers flexibility and could be used as a utility area, garden room or practical extension of the kitchen, whilst also providing access out to the garden.

A particular advantage of the ground floor layout is the inclusion of a shower room, adding convenience and flexibility for a range of living arrangements. Upstairs, the property offers three bedrooms, including a notably spacious principal bedroom with fitted wardrobes and additional cloakroom facilities. The remaining bedrooms are well suited for family members, guests or those working from home.



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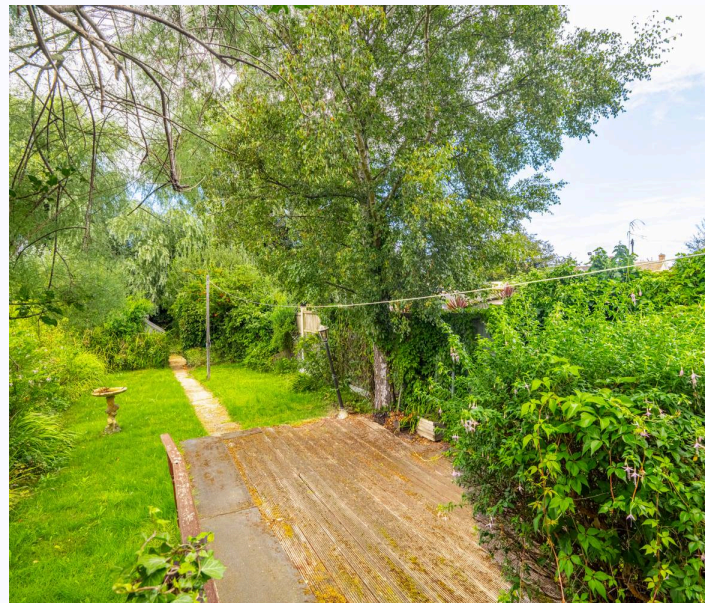
Gorleston, Great Yarmouth

Outside, the rear garden provides a wonderful space to enjoy and develop further. Predominantly laid to lawn, it features patio and decked seating areas alongside an established mix of shrubs and planting, creating a pleasant outdoor environment. A greenhouse, shed and additional storage areas add further practicality for keen gardeners and hobbyists alike.

To the front, a generous driveway offers ample off-road parking for multiple vehicles, enhancing the property's everyday appeal.

Agent's Note

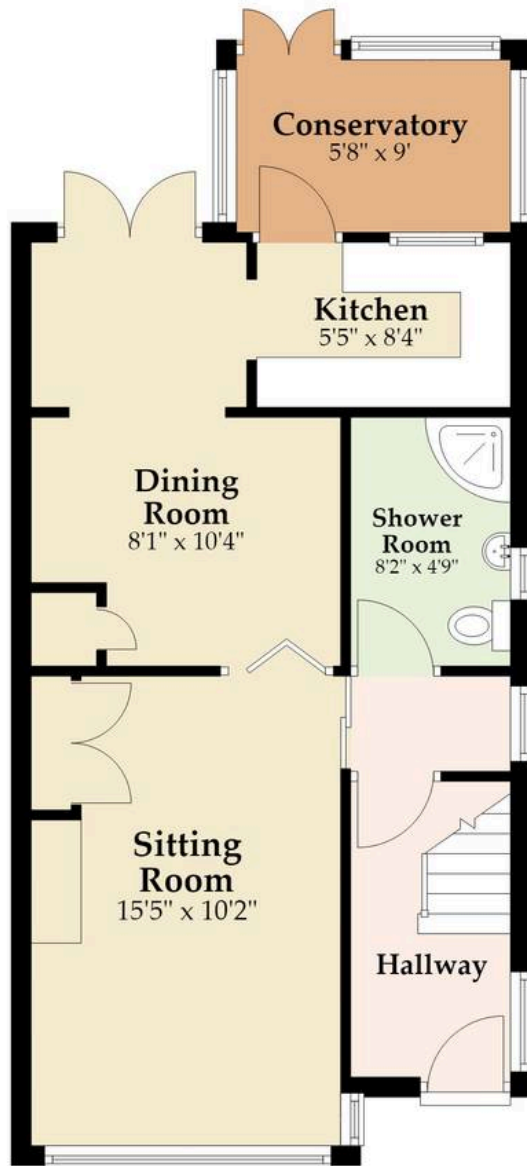
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



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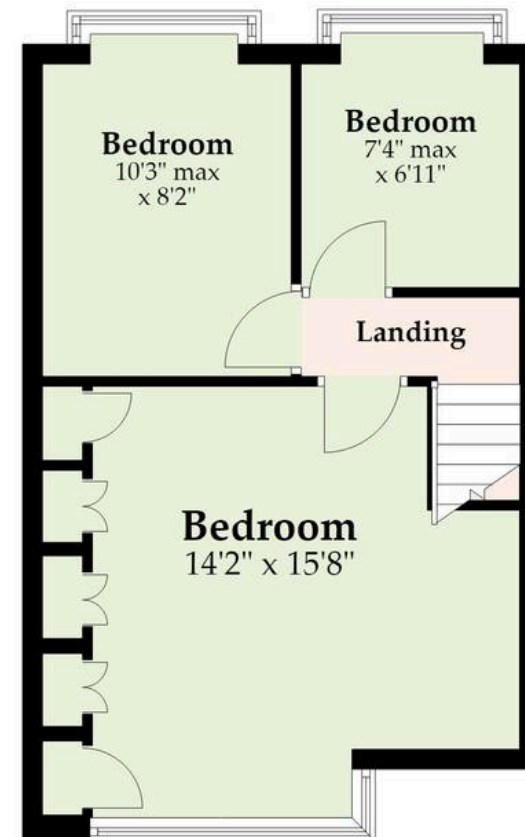
Ground Floor

Approx. 504.6 sq. feet



First Floor

Approx. 546.7 sq. feet



Total area: approx. 1051.3 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
Your home, our market

 caister@minorsandbrady.co.uk

 01493 806188

 48 High Street, Caister-on-Sea, Great Yarmouth, NR30 5EH

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