



3 Greenacres Woodfarm Lane, Gorleston

Minors & Brady



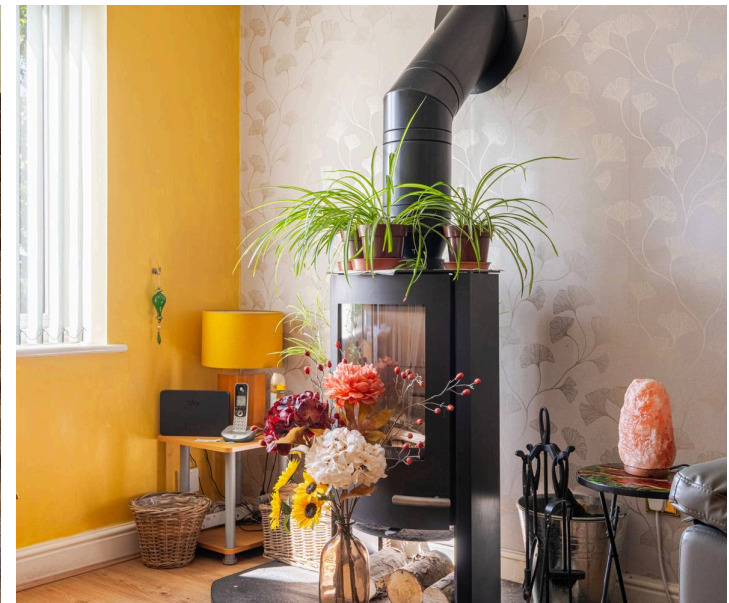
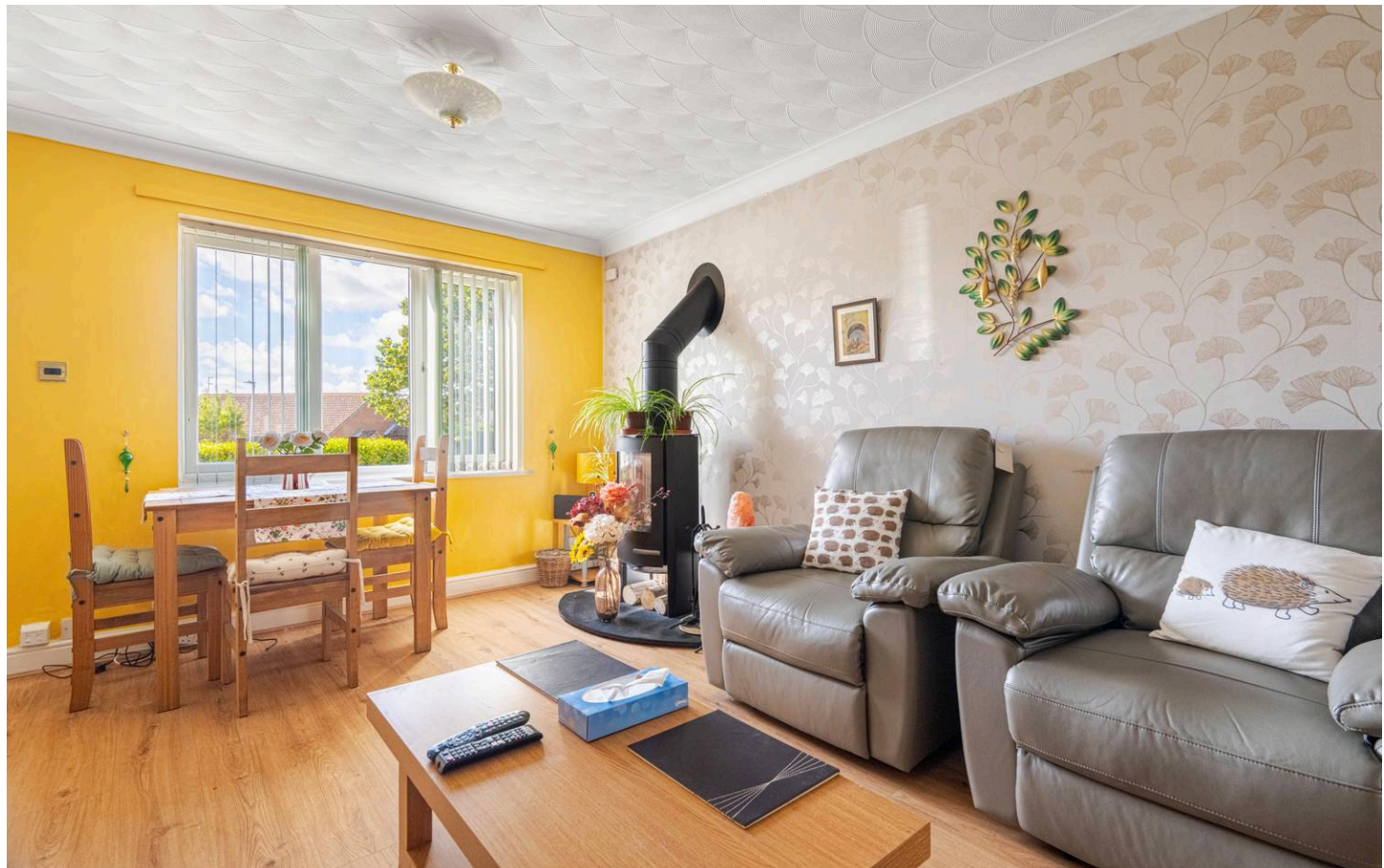
3 Greenacres Woodfarm Lane

Gorleston, Great Yarmouth

Enjoying a peaceful position within a quiet close in the popular coastal town of Gorleston-on-Sea, this well-presented end-of-terrace home offers an excellent opportunity for first-time buyers, investors or those seeking an easy-to-maintain coastal residence. Thoughtfully arranged throughout, the property features a welcoming sitting room centred around a wood-burning stove, a bright conservatory overlooking the garden, two comfortable bedrooms and off-road parking. Further benefitting from eight energy-efficient solar panels, helping to support lower running costs, this appealing home is perfectly placed to enjoy the town's sandy beach, local amenities and excellent transport links.

- End-of-terrace residence positioned down a quiet close in the coastal town of Gorleston-On-Sea
- Suitable for first-time buyers or investors!
- 8 energy efficient solar panels
- Easy access to local shops, schools for all ages, the James Paget hospital and transport links
- Comfortable living room with a focal point of a wood burner, inviting relaxation and entertaining
- Kitchen is fitted with a range of cabinetry, an integrated oven, a fridge/freezer and plumbing for a washing machine
- Conservatory that extends the reception space, offering views of the rear garden
- Two bedrooms offering comfort and privacy, along with a modern shower room
- A private, maintained garden featuring a laid to lawn, bark around the borders and a timber shed
- A paved driveway providing off-road parking, with a low-maintenance front garden

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The Location

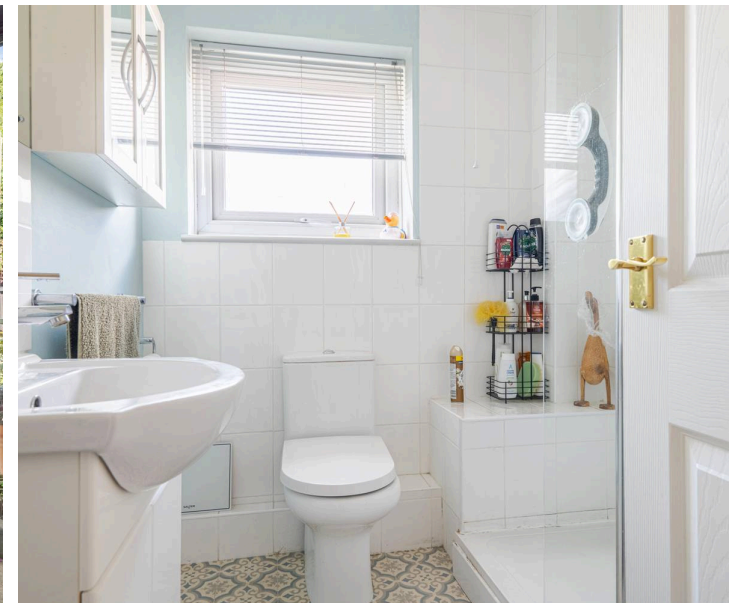
Woodfarm Lane is situated in a popular residential area of Gorleston-on-Sea, offering convenient access to an excellent range of local amenities. The location is particularly well suited to families, professionals, and healthcare workers, with the James Paget University Hospital located nearby.

Residents benefit from a selection of nearby supermarkets, including Tesco Extra, Morrisons, Lidl, and Aldi, along with a variety of independent shops and everyday conveniences. The area is also well served by schooling, with Woodlands Primary Academy, Lynn Grove Academy, and several other educational facilities within easy reach.

Gorleston's award-winning sandy beach and attractive seafront are just a short distance away, providing excellent opportunities for coastal walks, recreation, and relaxation. The nearby high street offers a range of cafés, restaurants, and local services, while Great Yarmouth town centre provides a wider choice of retail and leisure facilities.

The area enjoys good transport connections, with regular bus services linking to Great Yarmouth, Lowestoft, Norwich, and surrounding areas. Road links via the A47 provide convenient access across Norfolk and Suffolk.

Woodfarm Lane offers an attractive residential setting close to local amenities, well-regarded schools, the James Paget University Hospital, and the many attractions of the Norfolk coast.



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Positioned within a quiet close in the coastal town of Gorleston-on-Sea, this well-presented end-of-terrace home offers an excellent opportunity for first-time buyers, downsizers and investors. Thoughtfully maintained throughout, the property provides comfortable accommodation, practical outdoor space and the convenience of off-road parking, all within easy reach of local amenities and the town's renowned beach.

The property is approached via a paved driveway, providing private off-road parking, alongside an attractive front garden designed for ease of maintenance. Stepping inside, the sitting room immediately creates a welcoming first impression, with a wood-burning stove serving as a charming focal point. This inviting space is ideally suited to everyday living, whether enjoying a quiet evening at home or hosting family and friends.

To the rear, the kitchen is fitted with a range of cabinetry offering ample storage and workspace, together with an integrated oven, fridge/freezer and plumbing for a washing machine. Practical and well-equipped, it has been designed to meet the demands of modern living with ease.

Extending the ground-floor accommodation, the conservatory provides valuable additional reception space and enjoys pleasant views across the rear garden. Filled with natural light, it offers a versatile setting that can be enjoyed throughout the seasons, whether as a dining area, reading space or somewhere to simply sit and appreciate the garden outlook.



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Upstairs, two well-proportioned bedrooms provide comfortable and private accommodation, each offering flexibility to suit a variety of requirements. Completing the first floor is a modern shower room, fitted with a three-piece suite.

Outside, the rear garden has been carefully maintained and provides an enjoyable outdoor environment with a lawned area bordered by barked beds, creating an attractive and easy-to-manage setting. A timber shed offers useful storage for garden equipment and outdoor essentials.

Offering comfortable accommodation, a pleasant garden, off-road parking and a desirable coastal location, this is a home well suited to modern lifestyles and presents an appealing opportunity within one of East Norfolk's most popular seaside communities.

Agents Notes

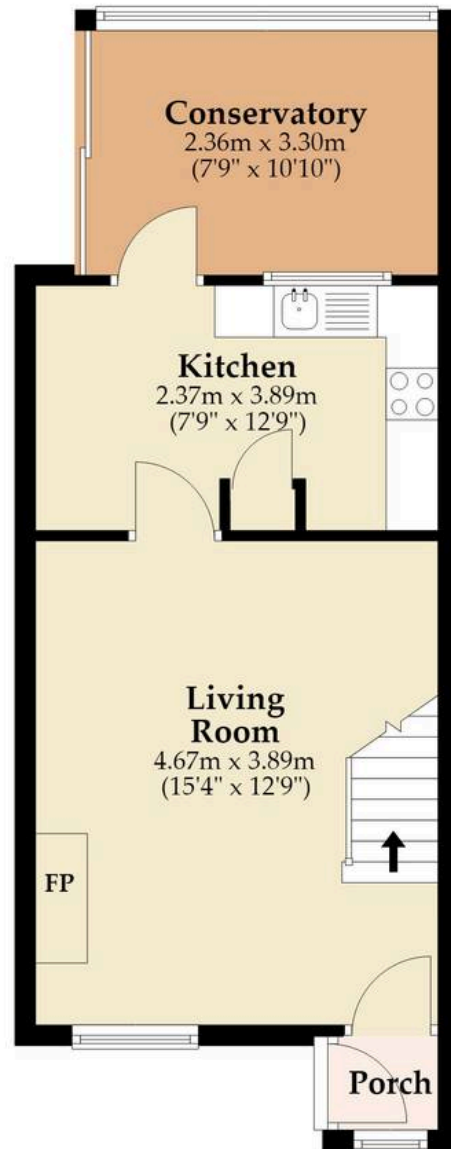
- Freehold.
- Connected to mains water, electricity and drainage.
- Electric heating system and a wood burner.
- Solar panels are fully owned by the current owners.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		98
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

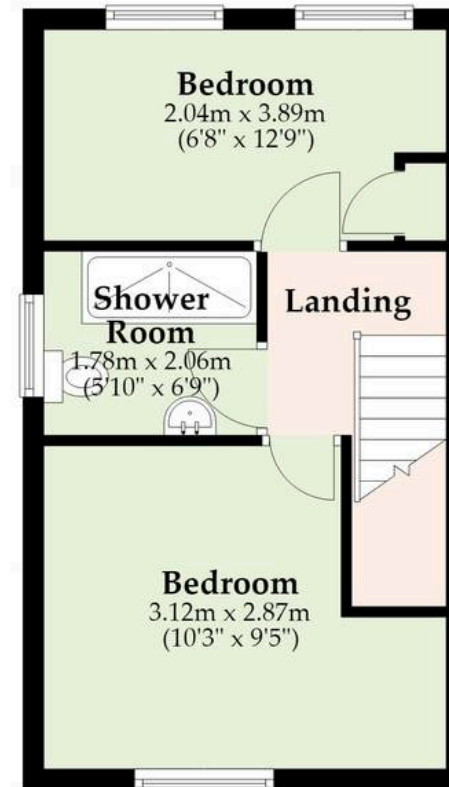
Ground Floor

Approx. 36.8 sq. metres (396.1 sq. feet)



First Floor

Approx. 27.7 sq. metres (298.6 sq. feet)



Total area: approx. 64.5 sq. metres (694.6 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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