



71 Emmanuel Avenue, Gorleston

Minors & Brady



71 Emmanuel Avenue

Gorleston, Great Yarmouth

Corner-plot living with space, privacy and convenience in equal measure. Situated within a popular area of Gorleston-on-Sea, this recently modernised detached bungalow offers flexible single-storey accommodation ideal for a variety of buyers. The property features a bright dual-aspect lounge, a well-appointed kitchen, two double bedrooms and a versatile additional reception room that could serve as a dining room, home office or third bedroom. Occupying a generous corner plot, the home benefits from extensive lawned gardens, a private sun-trap rear garden, a garage and a driveway providing off-road parking. With local amenities, transport links and the James Paget University Hospital all close by, the location is both practical and highly sought after.

- Detached bungalow occupying a generous corner plot in a popular Gorleston location
- Recently modernised by the current owner and presented in move-in-ready condition
- Bright dual-aspect lounge with feature brick fireplace
- Versatile layout with two double bedrooms and an additional dining room/third bedroom
- Well-appointed kitchen with ample storage, workspace and side access
- Shower room complemented by practical built-in storage throughout
- Private sun-trap rear garden, perfect for outdoor dining and relaxation
- Extensive lawned gardens to the front and side with established planting borders
- Driveway providing off-road parking and leading to a garage with further storage potential
- Conveniently located close to local amenities, transport links, Gorleston Beach and the James Paget University Hospital





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The Location

Gorleston-on-Sea is one of Norfolk's most desirable coastal towns, renowned for its expansive sandy beach, attractive cliff-top gardens and strong sense of community. Offering an enviable seaside lifestyle, the town combines traditional coastal charm with a wide range of everyday conveniences, making it popular with families, retirees and professionals alike.

Residents benefit from an excellent selection of local amenities, including supermarkets, independent shops, cafés, restaurants and healthcare facilities, while the bustling town centre caters for daily needs. Gorleston Beach is a particular highlight, stretching for miles along the coastline and providing the perfect setting for walks, waterside leisure and enjoying the changing views across the North Sea.

The area is well served by a range of schools for all ages, alongside leisure facilities, parks and recreational spaces. James Paget University Hospital is also located nearby, further enhancing the town's appeal and practicality.

For those commuting or travelling further afield, Gorleston enjoys convenient access to Great Yarmouth, Norwich and the wider Norfolk road network via the A47. Regular public transport links connect the town with neighbouring areas, while rail services can be accessed from nearby Great Yarmouth and Norwich stations.:



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Emmanuel Avenue, Gorleston

Occupying an impressive corner plot within a popular and well-established area of Gorleston-on-Sea, this detached bungalow offers spacious, versatile accommodation alongside generous outdoor space, ample parking and a garage. Recently modernised by the current owner, the property provides comfortable single-storey living with a fresh and well-maintained feel throughout, making it an excellent option for downsizers, families and those seeking a home close to local amenities and the James Paget University Hospital.

The accommodation is arranged around a welcoming entrance hall, creating a practical flow between the living spaces and bedrooms. The bright and airy lounge enjoys dual-aspect windows, allowing natural light to flood the room and creating a pleasant setting for both relaxation and entertaining. A feature brick fireplace serves as an attractive focal point, enhancing the room's welcoming atmosphere.

The kitchen has been thoughtfully arranged with a range of fitted units, ample worktop space and room for essential appliances, making it well suited to everyday living. Two useful built-in storage cupboards provide additional practicality, while a side access door offers convenience when moving between the house, driveway and garden.

The bungalow offers three versatile reception and bedroom spaces, allowing buyers to adapt the layout to suit their lifestyle. The principal bedroom overlooks the rear garden, while a second double bedroom enjoys windows to two aspects, creating a bright and comfortable environment.

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The additional room is currently utilised as a dining room, although it could equally serve as a third bedroom, home office or hobby room if required. A shower room completes the internal accommodation.

Outside, the property truly comes into its own. Sitting on a substantial corner plot, the bungalow benefits from expansive lawned gardens to the front and side, bordered by a variety of established plants, shrubs and flowers which enhance its kerb appeal throughout the seasons. A driveway provides off-road parking and leads directly to the garage, offering further storage or workshop potential.

To the rear, the enclosed garden enjoys a particularly private and sunny aspect, creating an ideal space for outdoor dining, gardening or simply relaxing during the warmer months. Predominantly laid to lawn with mature borders and direct access to the garage, the garden offers an attractive extension of the living accommodation.

Agent's Note

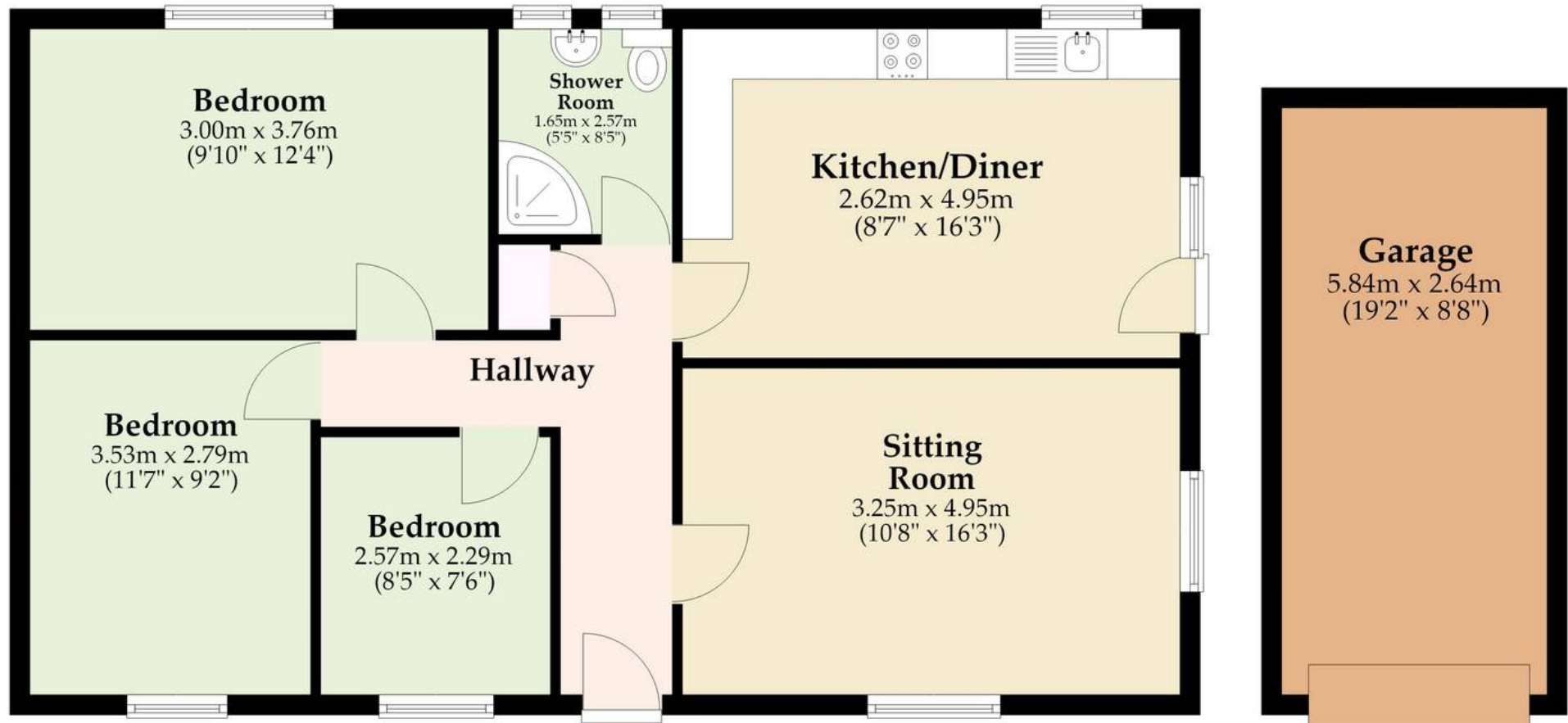
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



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Ground Floor

Approx. 86.3 sq. metres (928.9 sq. feet)



Total area: approx. 86.3 sq. metres (928.9 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?
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