



1 Hingley Close, Gorleston

Minors & Brady



1 Hingley Close

Gorleston, Great Yarmouth

Currently generating a rental income of approximately £736 pcm, this is a property that delivers both lifestyle and investment potential in the popular seaside town of Gorleston-on-Sea. Just moments from the coast and everyday amenities, this well-presented end-of-terrace home offers an excellent opportunity for first-time buyers and investors. Featuring a bright open-plan living and dining room, a versatile conservatory overlooking the garden, two comfortable bedrooms and a modern bathroom, the property is perfectly suited to contemporary living. Outside, a private low-maintenance garden and allocated parking further enhance its appeal.

- Offered chain free
- End-of-terrace residence positioned down a residential road in the coastal town of Gorleston-On-Sea
- Suitable choice for first-time buyers or investors, currently generating a rental income of approx. £736 pcm
- Open-plan living and dining room, creating an effortless flow for everyday living
- Kitchen fitted with cabinetry, an integrated oven and areas for your appliances
- Conservatory that extends the reception space and frames views of the garden
- Two bedrooms, one of which is a generous principal bedroom with a built-in wardrobe and bay window
- Bathroom comprising of a modern three-piece suite
- A private, low-maintenance garden featuring a paved area for outdoor seating and a timber shed
- One allocated parking space at the rear



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Gorleston, Great Yarmouth

Hingley Close is situated within the popular coastal town of Gorleston-on-Sea, offering a convenient residential setting with easy access to a range of local amenities. The area is highly regarded for its family-friendly environment, excellent local facilities, and close proximity to both the coast and neighbouring Great Yarmouth.

Residents benefit from a variety of shops, supermarkets, cafés, restaurants, schools, and healthcare facilities, all readily accessible within the local area. Gorleston provides an excellent range of everyday amenities together with a selection of leisure and recreational facilities.

A particular feature of the location is its proximity to Gorleston Beach, offering a beautiful stretch of sandy coastline, a popular promenade, and scenic coastal walks. Nearby parks and open green spaces provide further opportunities for outdoor recreation and relaxation.

The property is conveniently positioned for access to James Paget University Hospital, whilst Great Yarmouth town centre is within easy reach, providing a wider range of shopping, dining, and leisure facilities.

The area enjoys excellent transport connections, with convenient access to the A47 and A143, providing routes to Norwich, Lowestoft, Beccles, and the wider Norfolk and Suffolk region.



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Positioned within a residential road in the popular coastal town of Gorleston-on-Sea, this end-of-terrace home presents an excellent opportunity for first-time buyers and investors, currently generating a rental income of approximately £736 pcm.

The property is entered via a welcoming entrance hall, providing access to the ground floor accommodation.

The open-plan living and dining room forms the main reception space, creating an effortless flow for everyday living and entertaining. Well-proportioned and filled with natural light, it offers ample space for both relaxation and dining.

Leading through, the kitchen is fitted with a range of cabinetry, an integrated oven and designated areas for additional appliances. Practical in design and well-suited to modern lifestyles, it provides everything required for day-to-day living.

Extending the accommodation further, the conservatory offers a versatile additional reception area. Flooded with natural light and enjoying views across the garden, it provides an ideal space for a second sitting area, dining room or home office, with direct access outside.

On the first floor, the landing serves two bedrooms and the family bathroom.

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The principal bedroom is a generous double room featuring a built-in wardrobe and an attractive bay window that enhances the sense of space and light. The second bedroom offers flexibility for a variety of uses, whether as a guest room, child's bedroom or workspace.

Completing the accommodation is a modern bathroom fitted with a contemporary three-piece suite, finished in a clean and neutral style.

Outside, the rear garden has been designed for low-maintenance enjoyment, featuring a paved seating area ideal for outdoor dining and entertaining, along with a timber shed providing useful storage. The garden offers a private setting in which to relax and unwind.

The property also benefits from one allocated parking space located to the rear, providing convenient off-road parking.

Agents Note

This property will be sold freehold.

Gas central heating system.

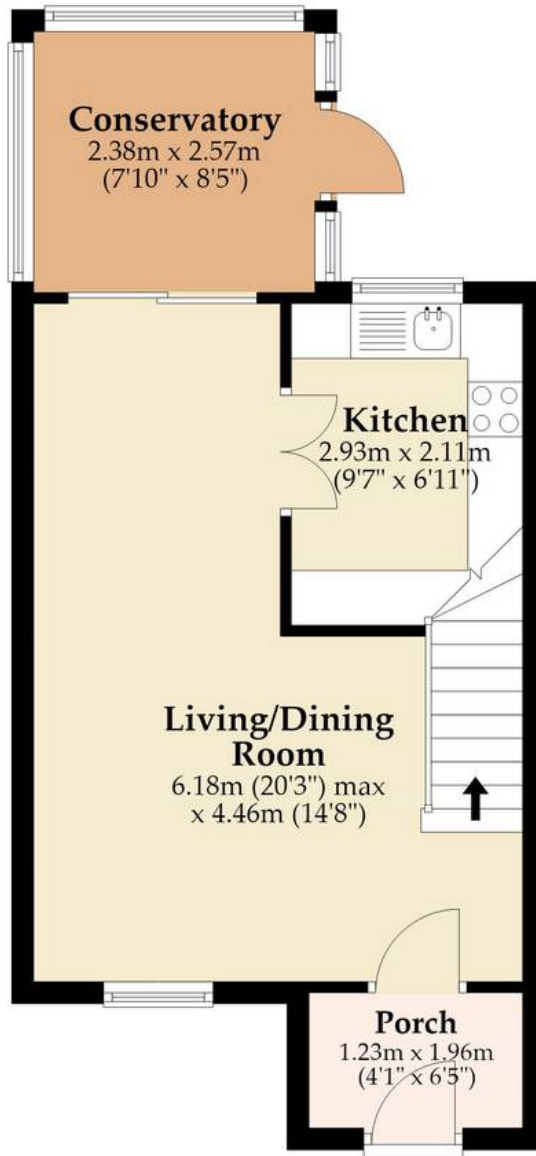
Connected to mains water, electricity, gas and drainage.



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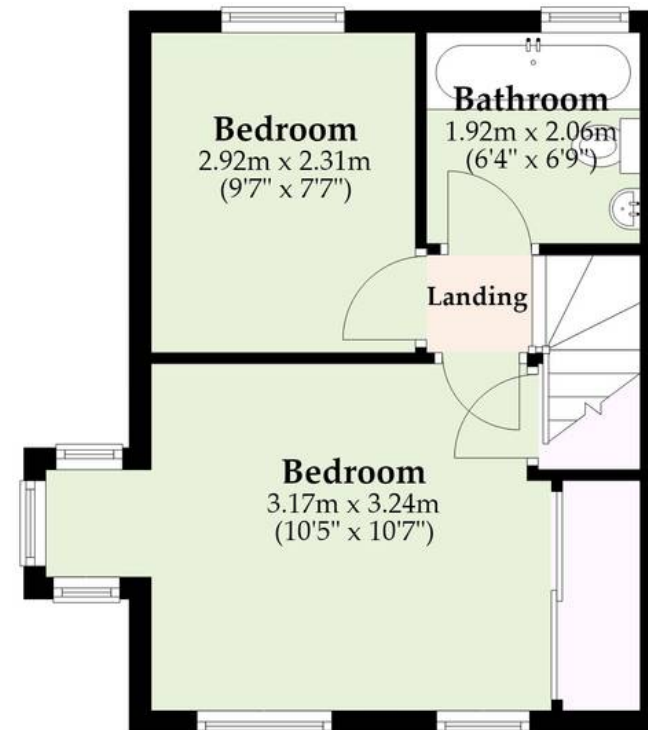
Ground Floor

Approx. 36.5 sq. metres (393.4 sq. feet)



First Floor

Approx. 28.4 sq. metres (306.0 sq. feet)



Total area: approx. 65.0 sq. metres (699.4 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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