



24 Clarence Road, Gorleston

Minors & Brady



## 24 Clarence Road

Gorleston, Great Yarmouth

Boasting over 1,500 sq. ft. of beautifully arranged accommodation across three floors, this substantial townhouse perfectly combines characterful proportions with modern family living. Thoughtfully improved by the current owners, the home benefits from a newly fitted kitchen, refurbished bathroom and the addition of a contemporary ground floor shower room. Offering four generous bedrooms, multiple reception spaces and a flexible layout throughout, it is ideally suited to growing families and those requiring versatile living accommodation. Outside, a generous south-facing garden, detached brick-built garage and rear access further enhance the property's appeal. Combining space, practicality and recent upgrades, this is a wonderfully well-rounded home ready to be enjoyed from day one.

- Spacious four-bedroom mid-terrace townhouse arranged over three floors
- Over 1,500 sq. ft. of versatile accommodation
- Bay-fronted living room and separate dining room
- Additional breakfast room providing flexible living space
- Newly fitted kitchen with modern units and work surfaces
- Ground floor shower room for added convenience
- First-floor family bathroom with separate WC
- Two further bedrooms occupying the second floor
- Generous south-facing enclosed rear garden
- Brick-built garage, rear service road access and enclosed front garden



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### The Location

Clarence Road is situated in the coastal town of Gorleston-on-Sea, part of the wider Great Yarmouth area, and lies just a short walk from Gorleston's wide sandy beach and promenade along the North Sea. The coastline is easily accessible on foot, making it straightforward to incorporate seafront walks, open views and beach access into everyday life. The road is positioned close to Gorleston High Street, where there is a practical mix of independent shops, convenience stores, cafés and essential services, with larger supermarkets and additional amenities available nearby within the town.

For families, the closest primary schools include Stradbroke Primary Academy and Ormiston Cliff Park Primary Academy, while secondary provision is available at Cliff Park Ormiston Academy. Transport links are practical, with regular bus services connecting into Great Yarmouth town centre and surrounding districts, and road access via the A47 providing routes towards Norwich and the wider region. Overall, Clarence Road offers a settled residential setting with the benefit of immediate coastal proximity, everyday amenities within walking distance, and straightforward connections for commuting and schooling.



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### Clarence Road, Gorleston

This substantial four-bedroom mid-terrace townhouse offers over 1,500 sq. ft. of accommodation arranged across three floors, combining characterful proportions with a range of modern improvements. Believed to date from the late 1900s, the property has been enhanced by the current owners with a newly fitted kitchen, a refurbished bathroom and the addition of a ground floor shower room, creating a home that is well suited to modern family living.

The property is entered via a welcoming entrance hall, which provides access to the principal reception rooms. Positioned at the front of the home, the living room enjoys a bright aspect through a bay-fronted window and offers a comfortable setting for everyday relaxation. Beyond, the separate dining room creates an ideal space for family meals and social occasions, whilst also providing a natural flow through the ground floor accommodation.

Continuing through the property, a useful breakfast room offers further flexibility for informal dining or additional seating, leading through to the recently updated kitchen. Fitted with a range of modern units and work surfaces, the kitchen has been designed with practicality in mind and enjoys direct access to the garden. Completing the ground floor is a contemporary shower room, adding valuable convenience for busy households and visiting guests.



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The first floor comprises two well-proportioned bedrooms, both offering comfortable accommodation and plenty of natural light. These rooms are served by a spacious family bathroom, whilst the separate WC provides additional practicality for family life.

Occupying the entire second floor are two further generously sized bedrooms, creating versatile accommodation that could suit growing families, visiting guests or those working from home. This level also provides access to the loft space, offering useful additional storage.

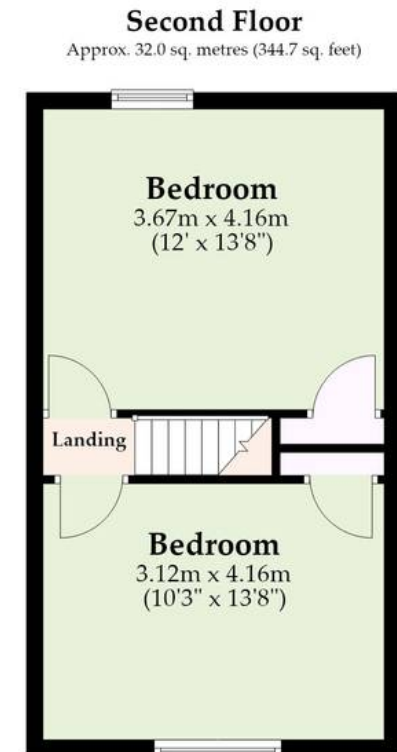
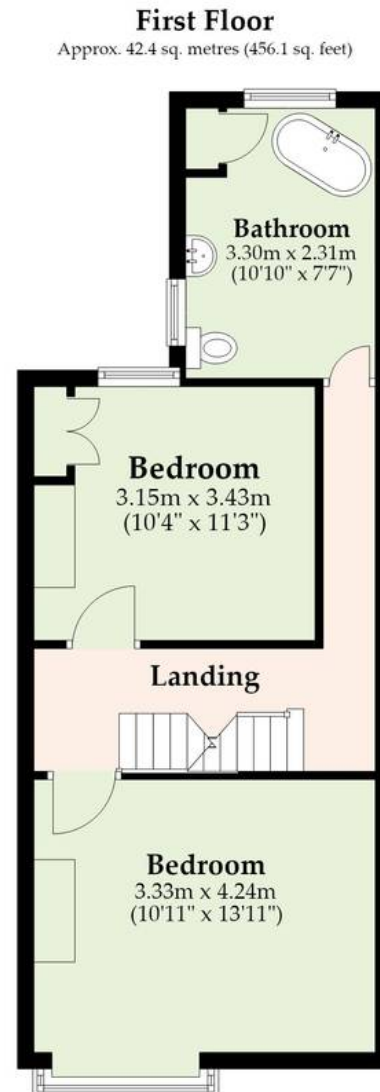
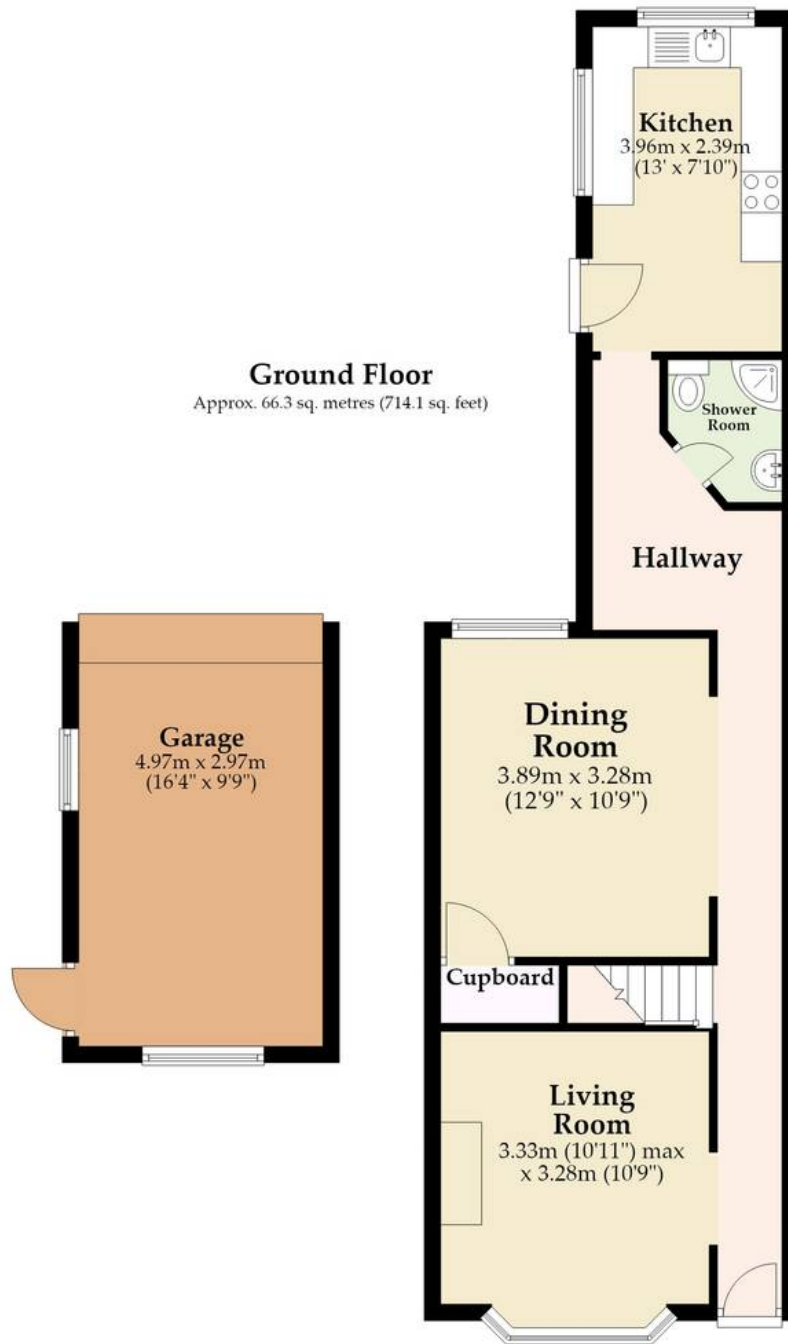
Outside, the property continues to impress with its particularly generous south-facing rear garden. Fully enclosed and enjoying a sunny aspect throughout much of the day, the garden provides excellent space for outdoor entertaining, gardening enthusiasts or family enjoyment. A gate at the rear provides convenient access to the service road, whilst a detached brick-built garage offers secure parking, storage or workshop potential. To the front, the property benefits from an enclosed garden setting the home back from the road and enhancing its kerb appeal.

### Agent's Note

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



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Total area: approx. 140.7 sq. metres (1514.9 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.

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