



28 Warren Road, Gorleston

Minors & Brady



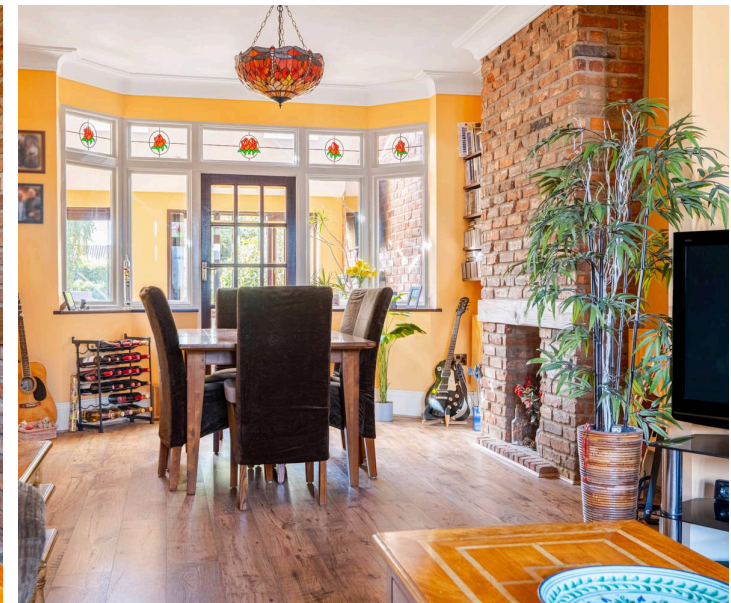
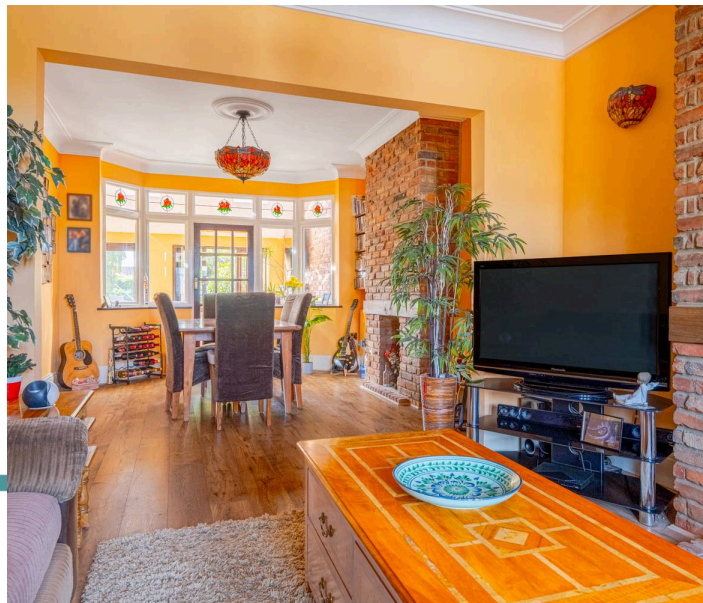
28 Warren Road

Gorleston, Great Yarmouth

From the moment you arrive, this substantial semi-detached home captures the imagination with its exceptional setting, enjoying uninterrupted sea views to the front and rolling countryside to the rear. Occupying a prestigious location, the property has been considerably extended to create versatile and beautifully maintained accommodation, ideal for modern family living. Highlights include a stunning open-plan sitting and dining room, an impressive light-filled garden room, a well-appointed kitchen, four bedrooms including a ground floor bedroom with private en-suite, and a stylish family bathroom. Outside, a Mediterranean-style courtyard, mature gardens extending to approximately 0.18 acres (stms), a detached garage, sweeping gated driveway and energy-efficient solar panels complete this outstanding home, all offered with the added benefit of a vendor who has already found a chain-free onward purchase.

The Location

Positioned on the eastern edge of Gorleston-on-Sea, Warren Road enjoys a setting that combines coastal living with everyday convenience. Known for its residential character and proximity to both the beach and golf course, this part of Gorleston offers a balance between a relaxed seaside lifestyle and the practical requirements of modern living.



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Day-to-day amenities are readily available throughout Gorleston and nearby Bradwell. Residents benefit from a range of supermarkets including Tesco Extra, Morrisons and Aldi, alongside independent shops, cafés and restaurants centred around the High Street and seafront. The James Paget University Hospital, one of the area's major employers and healthcare providers, is conveniently located within the town, while leisure facilities include fitness centres, sports clubs, swimming facilities and Gorleston Golf Club, which lies close to Warren Road itself.

The area is well served by education, making it a practical choice for families. Nearby schools include Ormiston Cliff Park Primary Academy and Cliff Park Ormiston Academy, both within easy reach of Warren Road, while further options are available across Gorleston and Great Yarmouth. East Norfolk Sixth Form College also provides well-regarded further education opportunities locally.

One of the defining features of the location is its access to the coast. Gorleston Beach, widely regarded as one of Norfolk's most attractive stretches of shoreline, offers expansive sands, a promenade, gardens and seasonal leisure facilities. The nearby River Yare, Breydon Water and southern reaches of The Broads provide opportunities for walking, sailing, birdwatching and outdoor recreation, while neighbouring destinations such as Burgh Castle, Hopton-on-Sea and Great Yarmouth further enhance the area's appeal.

Connectivity is another advantage. The A47 provides direct links west towards Norwich and south towards Lowestoft, while Great Yarmouth railway station offers services connecting with the wider rail network. Local bus routes serve the surrounding towns and villages, and the recently opened Herring Bridge has further improved access between Gorleston, Great Yarmouth and the wider road network.

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Occupying a highly desirable position in one of the area's most prestigious locations, this substantial semi-detached home presents a rare opportunity to acquire a versatile family residence with exceptional surroundings. Backing onto rolling countryside and enjoying uninterrupted sea views to the front, the property has been considerably extended and meticulously maintained, creating a home that is both spacious and adaptable.

The property is approached via a low-level brick boundary wall and attractive planted borders, creating a welcoming first impression. Secure gated access opens onto a sweeping driveway providing extensive parking for multiple vehicles, while additional gated access leads towards the detached garage and courtyard areas.

Stepping inside, a practical entrance porch provides space for coats and footwear before leading through to the main reception hall. The hallway immediately sets the tone for the rest of the property, with attractive herringbone parquet flooring, tasteful décor and a bright, welcoming atmosphere. The thoughtful layout allows access to all principal ground floor rooms, while a staircase rises to the first-floor.

Positioned off the hallway is a versatile ground floor bedroom suite, making it an excellent option for visiting guests, dependent relatives, independent teenagers, or those working from home. The generously proportioned double bedroom is accompanied by a private en-suite shower room, fitted with a contemporary suite including a walk-in shower enclosure, heated towel rail and fully tiled finishes.

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The principal reception space forms a superb focal point of the home. The open-plan sitting and dining room is impressively proportioned and flooded with natural light from its dual-aspect orientation. Designed with both everyday family life and entertaining in mind, the room offers clearly defined yet connected areas for relaxation and dining. Two beautifully restored brick fireplaces provide character and visual interest, while wood-effect flooring enhances the practicality of the space. Generous proportions allow considerable flexibility when arranging furnishings, creating an inviting environment for both formal occasions and informal family gatherings.

To the rear, the kitchen is thoughtfully designed and fitted with an extensive range of wall and base units complemented by solid wood work surfaces. The layout provides excellent preparation space and storage, while integrated appliances include twin eye-level ovens, a five-ring gas hob and dishwasher. Additional space is available for further appliances, ensuring the kitchen remains highly functional for busy households.

Extending beyond the kitchen and reception space, the garden room forms the heart of the home and represents one of the property's standout features. Created as part of a substantial rear extension, this impressive room is flooded with natural light through a combination of Velux windows, extensive glazing and patio doors overlooking the garden. Offering excellent versatility, it serves equally well as a family room, additional sitting area, entertaining space or children's playroom, all while enjoying uninterrupted views across the beautifully maintained gardens.

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The first-floor continues to impress with well-presented and naturally bright accommodation. The landing leads to three further bedrooms and the family bathroom. At the front of the property, the principal bedroom enjoys truly exceptional sea views, creating a stunning outlook rarely found in homes of this type. A second double bedroom overlooks the fields to the rear and benefits from extensive fitted storage, making it both practical and attractive. The remaining bedroom would serve perfectly as a child's room, nursery, dressing room or study depending on individual requirements.

The family bathroom is attractively appointed with a three-piece suite and fully tiled finishes. A bath with shower over, heated towel rail and contemporary fittings complete the room, creating a stylish yet practical space for everyday use.

Outside, the gardens provide a wonderful extension of the living accommodation. Immediately adjoining the house is a distinctive Mediterranean-style courtyard offering a sheltered seating area that can be enjoyed throughout much of the year. This attractive space creates an ideal setting for al fresco dining, entertaining friends or simply enjoying the surroundings.



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Beyond, a generous flagstone patio overlooks the main garden, providing ample space for outdoor furniture and summer gatherings. A substantial lawn extends towards the rear boundary, bordered by mature planting, established shrubs and colourful seasonal displays. The garden has been beautifully maintained and offers a sense of space rarely associated with comparable properties. Towards the rear of the plot are fruit trees, a greenhouse and several useful outbuildings. An additional section of garden, currently used for keeping chickens, offers excellent potential for a variety of uses depending on a purchaser's lifestyle requirements.

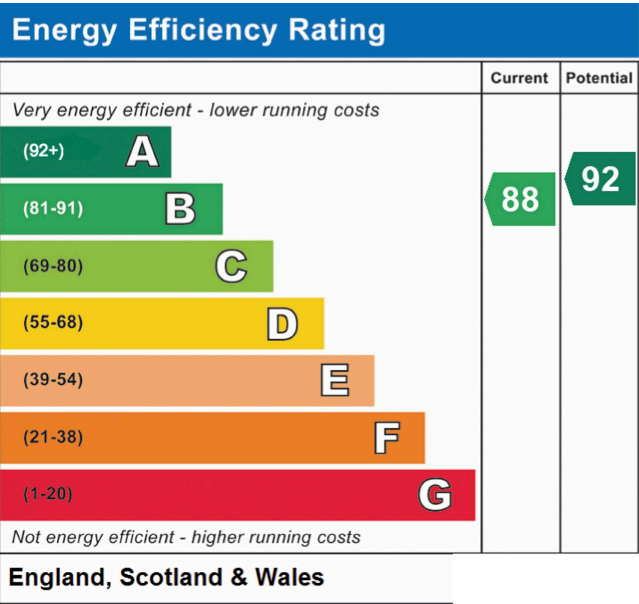
Completing the property is a substantial detached garage, ideal for storage, hobbies, workshop use or those wishing to work from home, alongside extensive driveway parking.

Agents Note

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

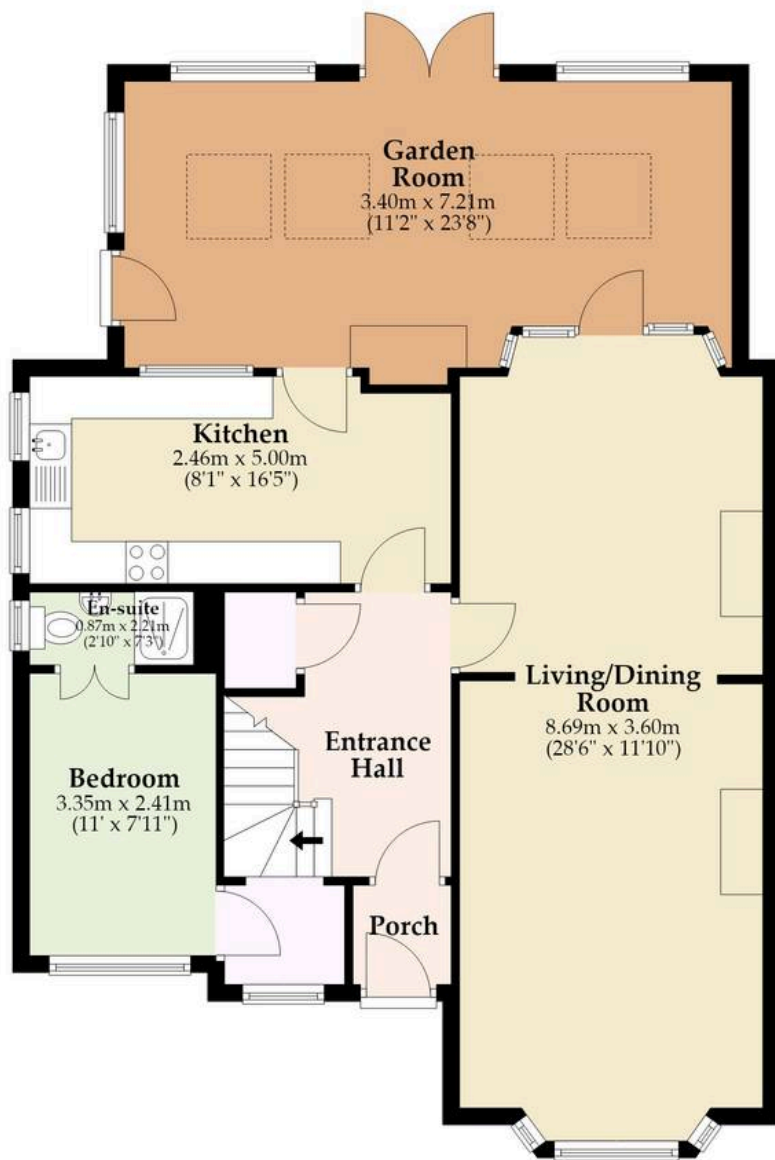
Gas central heating system.

Energy-efficient solar panels that are owned outright by the current owners, generating approx. £500 p/a.



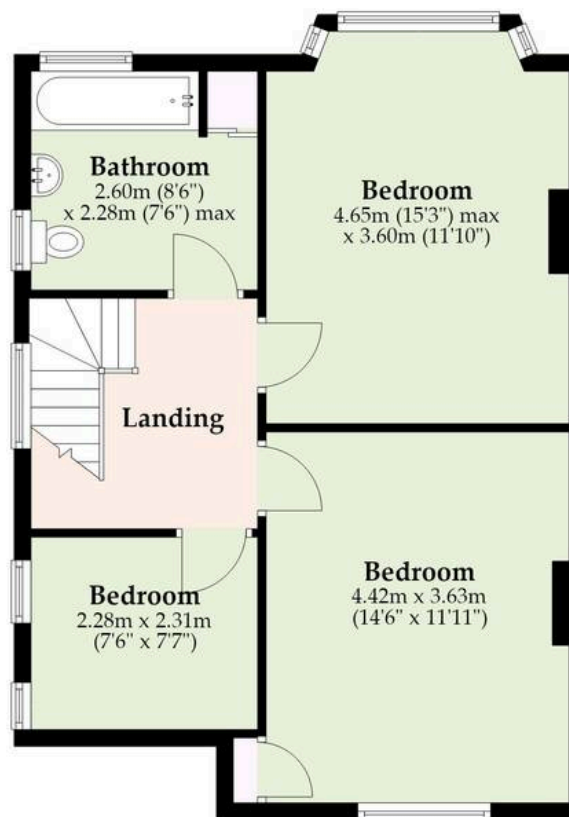
Ground Floor

Approx. 94.0 sq. metres (1011.4 sq. feet)



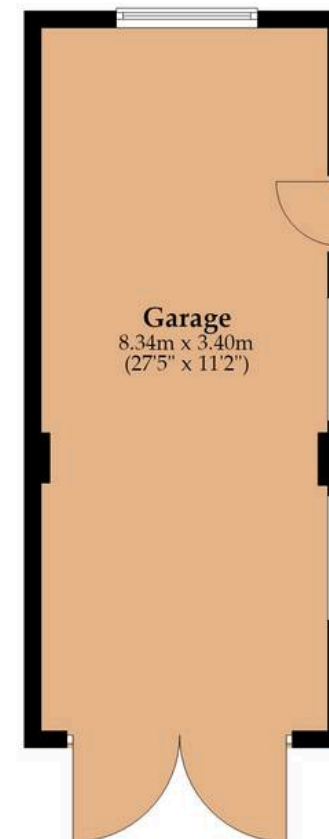
First Floor

Approx. 53.0 sq. metres (570.3 sq. feet)



Garage

Approx. 28.4 sq. metres (305.6 sq. feet)



Total area: approx. 175.3 sq. metres (1887.3 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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caister@minorsandbrady.co.uk



01493 806188



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

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