



1 Oak Road, Gorleston

Minors & Brady



# 1 Oak Road

Gorleston, Great Yarmouth

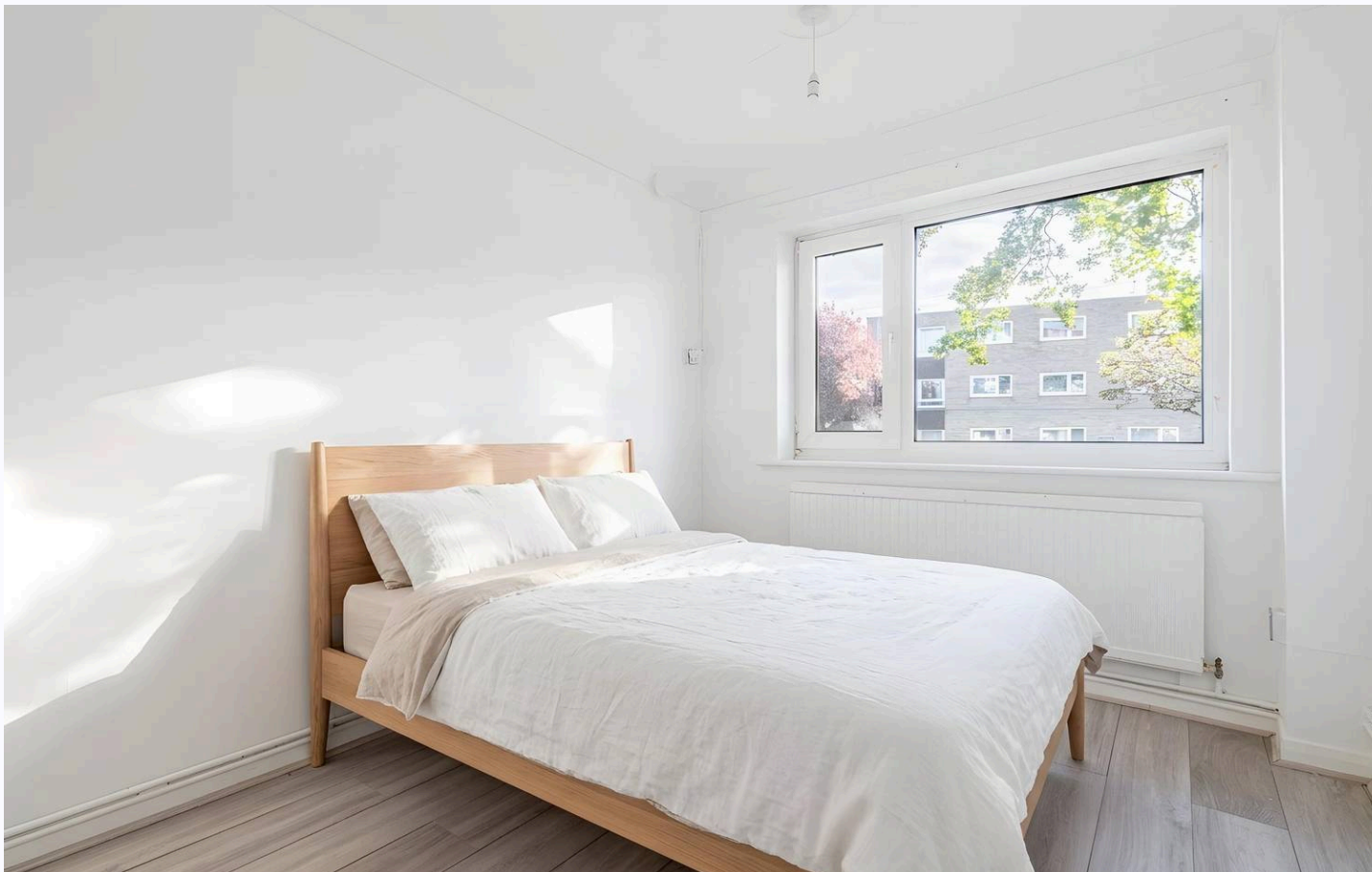
Modern, move-in-ready bungalow with a bright conservatory, generous parking and a low-maintenance garden in a popular Gorleston location. This well-presented two-bedroom semi-detached bungalow offers comfortable single-storey living, ideal for a range of buyers seeking a home that is ready to enjoy from day one. The accommodation features a spacious living room opening into a light-filled conservatory, creating excellent space for both relaxing and entertaining. Two double bedrooms provide flexible accommodation, complemented by a modern shower room and a well-equipped kitchen with ample storage. Outside, the property benefits from a private driveway with parking for multiple vehicles and an enclosed rear garden designed for ease of maintenance.

- Beautifully presented two-bedroom semi-detached bungalow
- Popular and well-established residential location in Gorleston
- Spacious living room with direct access to the conservatory
- Bright and versatile conservatory overlooking the rear garden
- Well-equipped fitted kitchen with ample storage and worktop space
- Two generously sized double bedrooms offering flexible accommodation
- Modern shower room with contemporary fittings and finishes
- Private driveway providing off-road parking for multiple vehicles
- Enclosed rear garden with low-maintenance paved and shingled areas
- UPVC double glazing and gas central heating throughout for year-round comfort



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## Oak Road, Gorleston

Set within a well-established and sought-after area of Gorleston, this attractive two-bedroom semi-detached bungalow offers stylish and practical accommodation throughout, making it an excellent choice for downsizers, first-time buyers or those seeking comfortable single-level living. Beautifully presented and ready to move straight into, the property combines generous living space with low-maintenance outdoor areas and convenient off-road parking.

The accommodation is arranged around a welcoming entrance hall, creating an easy and functional flow throughout the home. The kitchen is fitted with a range of wall and base units, providing ample storage and preparation space, whilst integrated cooking facilities and room for essential appliances ensure it caters well to everyday needs.

At the heart of the property is a spacious and inviting living room, offering plenty of room for both relaxation and entertaining. Sliding doors open seamlessly into the conservatory, creating a versatile additional reception space that can be enjoyed throughout the year. Bathed in natural light and overlooking the garden, this room provides a pleasant setting for dining, hobbies or simply unwinding while maintaining a strong connection to the outside space.

Both bedrooms are comfortable double rooms, offering flexibility for visiting guests, home working or additional storage if required. The shower room is fitted with a modern suite, including a shower cubicle, wash basin and WC, all presented in a practical and easy-to-maintain style.



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Outside, the property continues to impress. A private driveway to the front provides off-road parking for multiple vehicles, a valuable feature rarely found in equal measure with bungalows of this nature. To the rear, the enclosed garden has been designed with ease of maintenance in mind, featuring a combination of paved and shingled areas that provide space for outdoor seating, container planting and entertaining without the upkeep of a large lawn. A timber shed offers useful external storage.

Further benefits include UPVC double glazing and gas central heating, ensuring comfort and efficiency throughout the seasons.

A well-presented bungalow in a consistently popular location, offering move-in-ready accommodation, versatile living space and low-maintenance outdoor areas. Early viewing is highly recommended.

## Agent's Note

This property will be sold leasehold with 949 years remaining on the lease.

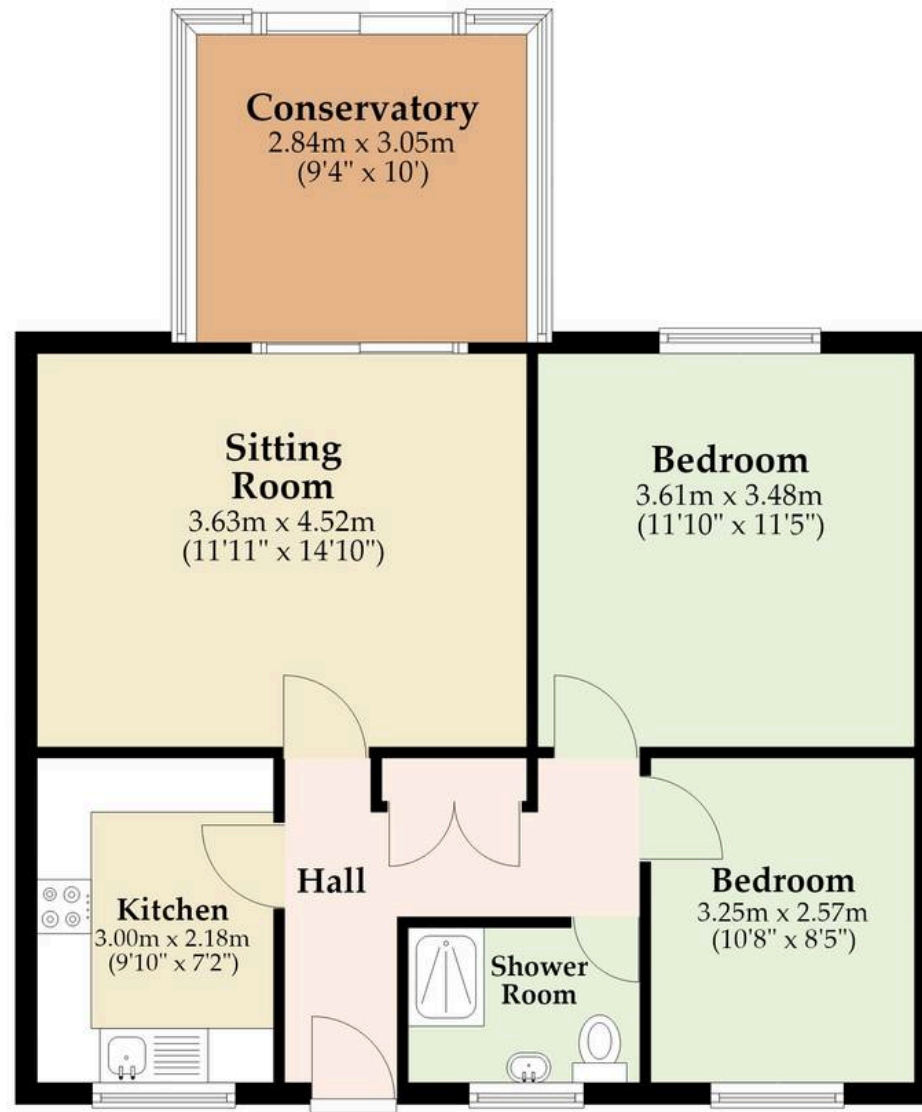
Ground rent:£30 paid annually.



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## Ground Floor

Approx. 57.9 sq. metres (623.6 sq. feet)



Total area: approx. 57.9 sq. metres (623.6 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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# Minors & Brady

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caister@minorsandbrady.co.uk



01493 806188



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

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