

5 Wadham Road, Gorleston

Minors & Brady

5 Wadham Road

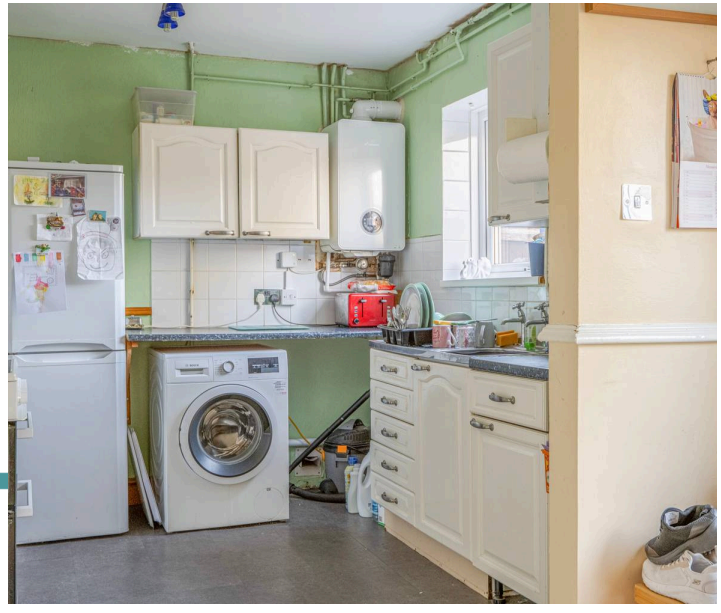
Gorleston, Great Yarmouth

Guide Price: £180,000 - £190,000. Generous outdoor space, versatile accommodation and a fantastic open-plan layout make this three-bedroom home an appealing prospect. The ground floor offers a sociable kitchen/dining room alongside a spacious living room, complete with a fireplace. Upstairs, three bedrooms are served by a family shower room, providing comfortable accommodation for a range of buyers. Outside, the property enjoys a spacious enclosed garden, with gated access to the front offering an added sense of privacy. A further benefit is the separate outbuilding, which incorporates a shed and an additional WC. With practical living space both inside and out, this home offers plenty of scope to suit everyday needs.

- Guide Price: £180,000 - £190,000
- Spacious two-story home, offering flexibility for families, couples or those requiring additional space for working from home
- Open-plan kitchen/dining room providing a sociable setting for preparing meals and entertaining, with double doors opening towards the outside
- Spacious living room featuring a fireplace as its focal point, with ample room for comfortable seating and additional furnishings
- Two well-proportioned double bedrooms on the first floor, offering comfortable sleeping arrangements and space for bedroom furniture
- Versatile third bedroom which could also be utilised as a nursery, dressing room or dedicated study

M&B








Mimos & Brady

5 Wadham Road

Gorleston, Great Yarmouth

- First-floor family shower room fitted with a shower enclosure, wash basin and WC, conveniently positioned alongside the bedrooms
- Spacious enclosed garden offering a generous outdoor area for relaxing, gardening or enjoying time outside
- Garden outbuilding incorporating a shed and separate WC, providing useful storage and additional facilities
- Gated frontage creating a defined approach to the property and an additional degree of separation from the surrounding area

The Location

Gorleston-on-Sea offers a well-established coastal setting, combining everyday convenience with access to the Norfolk coastline. The area is suited to a range of buyers, with local amenities, schooling and leisure facilities all within reach. Everyday shopping is catered for by the shops and supermarkets along Gorleston High Street and Magdalen Way, alongside independent cafés, restaurants and local businesses. The town also benefits from healthcare provision at James Paget University Hospital, while a selection of primary and secondary schools serve the surrounding neighbourhoods.

For leisure, Gorleston's sandy beach, promenade and clifftop walks provide opportunities for coastal walks and time outdoors, while Pier Gardens and the Pavilion Theatre offer further attractions.

M&B













5 Wadham Road

Gorleston, Great Yarmouth

The nearby harbour and seafront cafés and restaurants add to the coastal lifestyle. Road connections provide access towards Great Yarmouth and Lowestoft, with Great Yarmouth railway station offering services towards Norwich and onward connections.

Wadham Road, Gorleston

The ground floor begins with an entrance hall, providing access to the staircase and the main living accommodation. The kitchen and dining room are arranged in an open-plan layout, creating a sociable space for both everyday cooking and mealtimes. The kitchen is fitted with a range of units and worktop space, with the dining area positioned alongside and benefiting from double doors opening to the enclosed garden.

The spacious living room is accessed directly from the dining room and offers plenty of room for furnishings, with a fireplace providing an attractive focal point. Its proportions allow for a comfortable seating arrangement, making it a welcoming space to relax and unwind.

Upstairs, the first-floor landing leads to three bedrooms, comprising two well-proportioned double rooms and a third bedroom, which could also lend itself to use as a nursery, dressing room or home office, depending on individual requirements. These rooms are served by a family shower room, fitted with a shower, wash basin and WC.

M&B

5 Wadham Road

Gorleston, Great Yarmouth

Externally, the property further benefits from a spacious, enclosed garden, providing a generous outdoor area to enjoy. To the front, the property is gated off, creating a defined entrance and additional privacy. It additionally benefits from a separate outbuilding comprising a useful shed and an additional WC, offering practical storage and facilities away from the main house.

Agent's Note

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

This property has gas central heating.

Council Tax Band: B

M&B

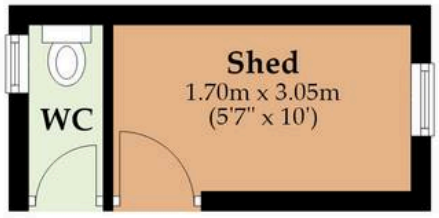






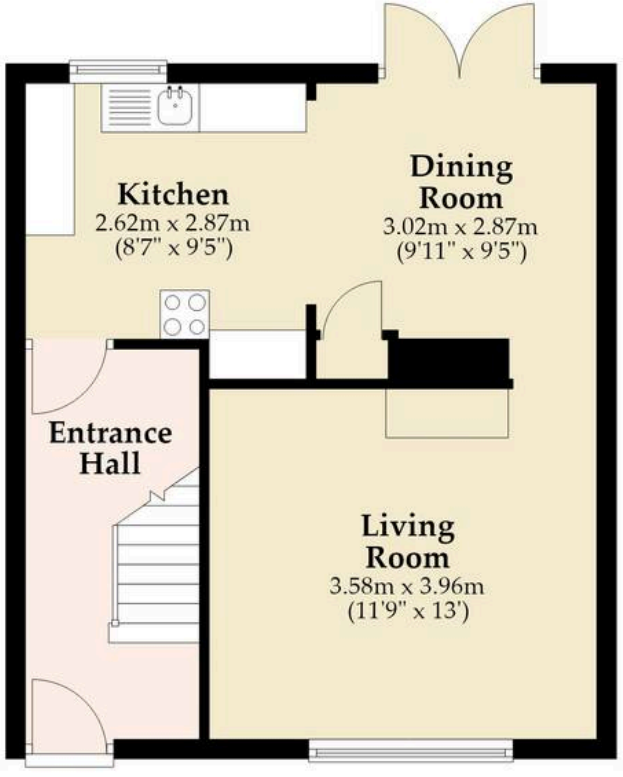
Outbuilding

Approx. 6.7 sq. metres (71.6 sq. feet)



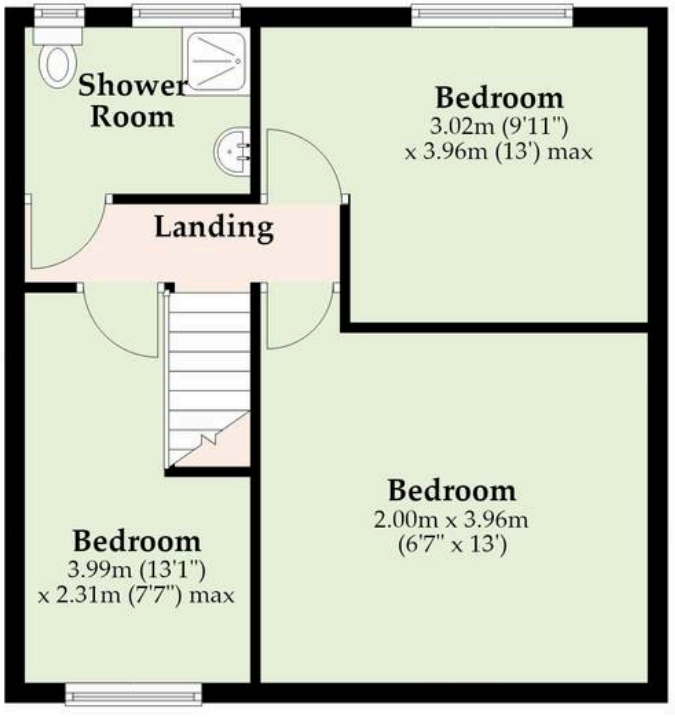
Ground Floor

Approx. 38.9 sq. metres (419.2 sq. feet)



First Floor

Approx. 42.6 sq. metres (458.9 sq. feet)



Total area: approx. 88.2 sq. metres (949.7 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?
Let's make it a *reality.*



Meet *Jack*
Branch Manager



Meet *Sarah*
Senior Property Consultant



Meet *Jamie*
Property Lister

Minors & Brady

Your home, our market

caister@minorsandbrady.co.uk | 01493 806188 | 48 High Street, Caister-on-Sea, NR30 5EH

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM

Norfolk Mortgages.

Residential | Buy-to-Let | Protection

How we can support:

- ✓ Residential Mortgages
- ✓ Protection and Insurance
- ✓ Buy-to-Let (Personal and Limited Company



Matt Waters
Director and Principal



Victoria Payne
Mortgage and Protection Adviser

Offering you quick and professional mortgage advice, every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk
W: www.norfolk-mortgages.co.uk