



2 Fastolfe Court Brasenose Avenue, Gorleston

Great Yarmouth

Minors & Brady



## 2 Fastolfe Court Brasenose Avenue

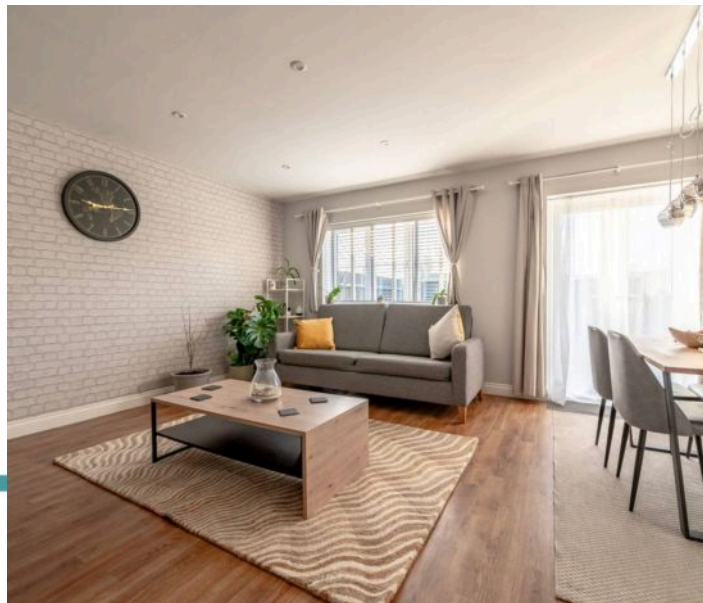
Gorleston, Great Yarmouth

Designed with modern living in mind and offered with no onward chain, this superb and beautifully presented 2015-built linked semi-detached house offers a bright and well-considered layout that feels both comfortable and practical from the moment you arrive, ideally positioned close to James Paget University Hospital and well-suited to doctors, nurses, and healthcare professionals. Living space flows effortlessly into a spacious lounge diner with French doors opening onto an enclosed south-facing rear garden, supported by a modern fitted kitchen with integrated appliances, three well-proportioned bedrooms, a contemporary family bathroom and a conveniently located ground-floor WC. The property is well insulated, contributing to efficient day-to-day living. A double-width driveway provides off-road parking, while the setting on Brasenose Avenue within the well-established coastal town of Gorleston on Sea ensures easy access to local amenities, creating a home ready to be enjoyed from day one.

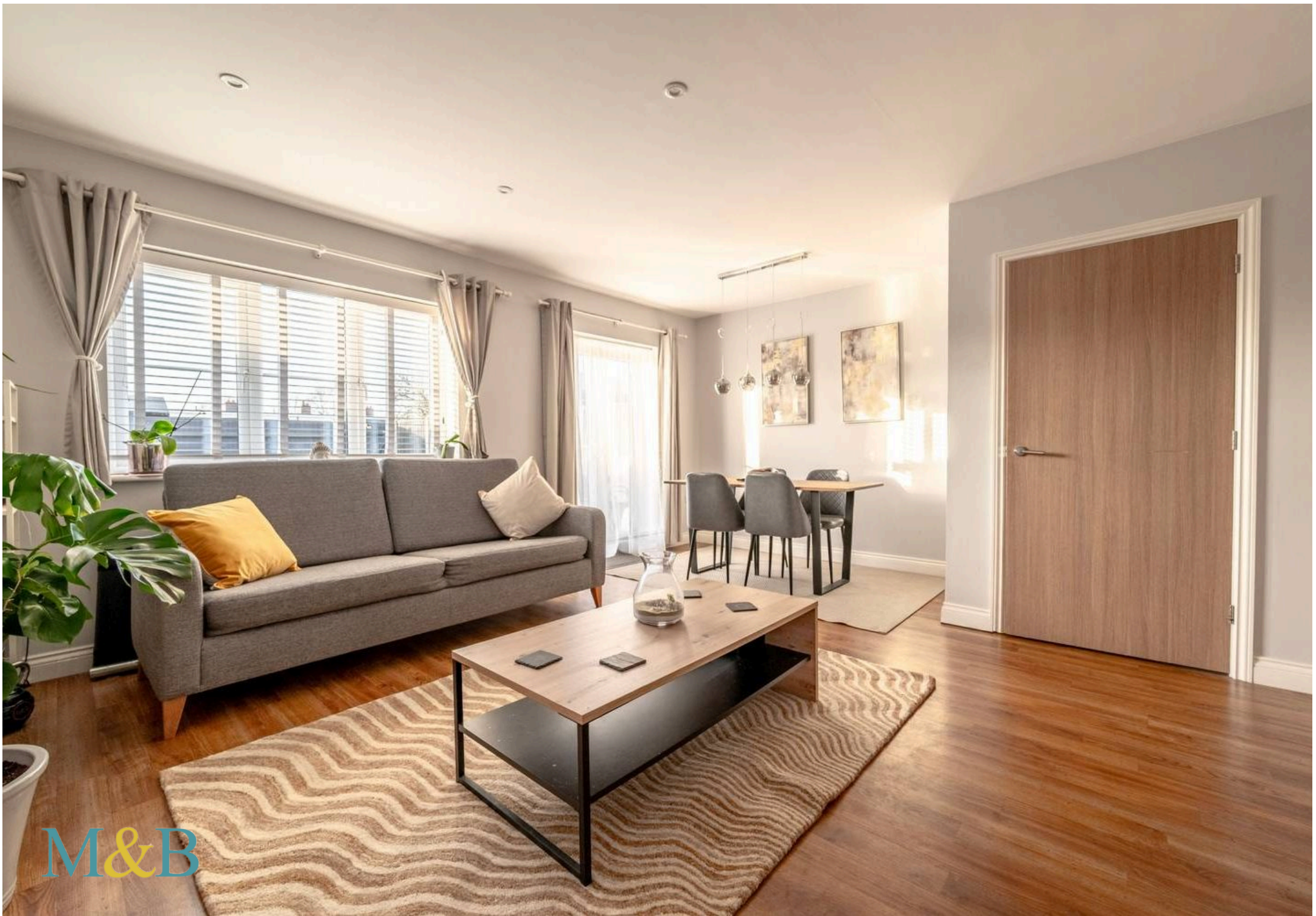
### Location

Fastolfe Court is positioned on Brasenose Avenue within the coastal town of Gorleston on Sea, an area valued for everyday convenience and a well-established residential feel. A range of local shops, supermarkets, cafes, schools, and healthcare facilities are close at hand, while Gorleston High Street and the popular sandy beach are both within straightforward reach. Regular bus services connect the area with Great Yarmouth and surrounding villages, and road links provide practical access to Lowestoft and Norwich, making this a well-placed location for coastal living with strong local amenities. Open green spaces and riverside walks along the River Yare are easily accessible, offering pleasant outdoor routes without travelling far.

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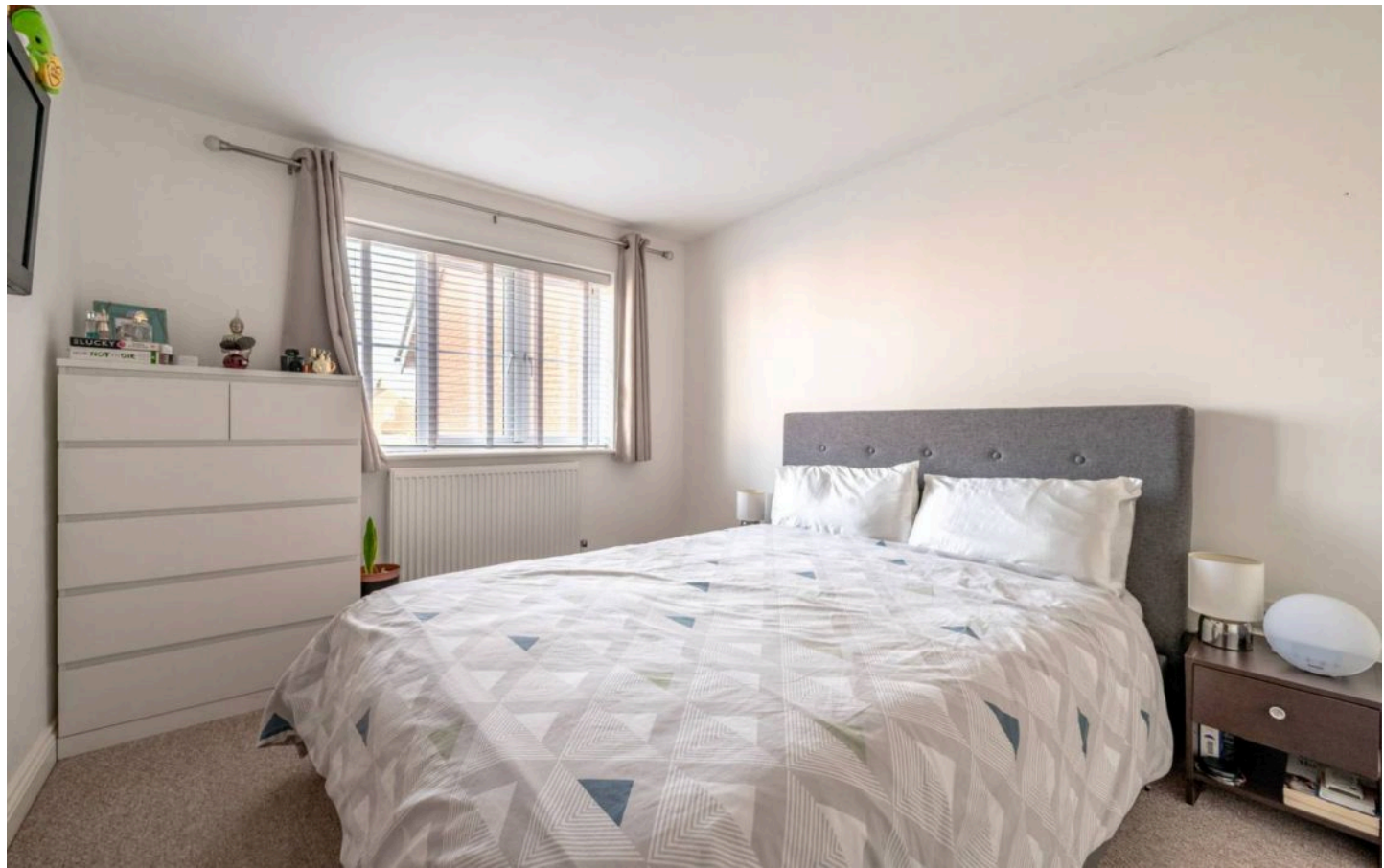
### Brasenose Avenue, Gorleston

You step into a welcoming entrance hall that immediately sets the tone, finished with wood-effect flooring that flows through the ground floor. There is space for coats and shoes, with a well presented ground floor WC positioned just off the hall, recently renovated and featuring a modern suite, tiled flooring and a clean, contemporary finish. Stairs rise to the first floor, creating a practical separation between living and sleeping areas.

From the hallway, the kitchen sits to the front of the property and features a smart range of contemporary units with coordinated work surfaces and tiled flooring underfoot. Integrated appliances include an eye-level oven, an inset hob with extractor above and built-in storage, creating a streamlined and functional cooking space that keeps surfaces clear and uncluttered. A front-facing window allows in good natural light while maintaining a sense of privacy.

To the rear, a spacious lounge diner provides a well-balanced living space, ideal for both everyday use and entertaining. Wood effect flooring continues here, enhancing the sense of flow and space, while recessed ceiling lighting adds a modern touch. Seating areas are comfortably accommodated, with the dining space positioned alongside French doors that open directly onto the garden, drawing light into the room and creating an easy connection to outdoor living.

Upstairs, a bright and well-proportioned landing includes a useful storage cupboard, loft access and doors leading to all first-floor rooms.





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The main bedroom is a comfortable double, finished with neutral décor, fitted carpet and a rear-facing window overlooking the garden. Bedroom two is also a good-sized double, enjoying a front aspect and offering flexibility for guests or family use. Bedroom three is a versatile, smaller room, well-suited as a home office, nursery or dressing room, continuing the same neutral finish and carpeting.

The family bathroom is fitted with a modern white suite including a panelled bath with a shower over and glazed screen, pedestal wash basin and WC. Wall tiling provides a clean finish, complemented by tiled flooring and a window that allows natural ventilation and light.

Outside, the rear garden is fully enclosed and enjoys a south-facing aspect, making it particularly appealing. The space is designed for ease of maintenance, featuring artificial grass, a paved path and a raised decking section that works well for seating and outdoor dining. Fencing provides privacy, while the orientation ensures this area benefits from sunlight throughout the day.

To the front, the approach is via a double-width driveway providing off-road parking, adding convenience and practicality to an already well-rounded home.

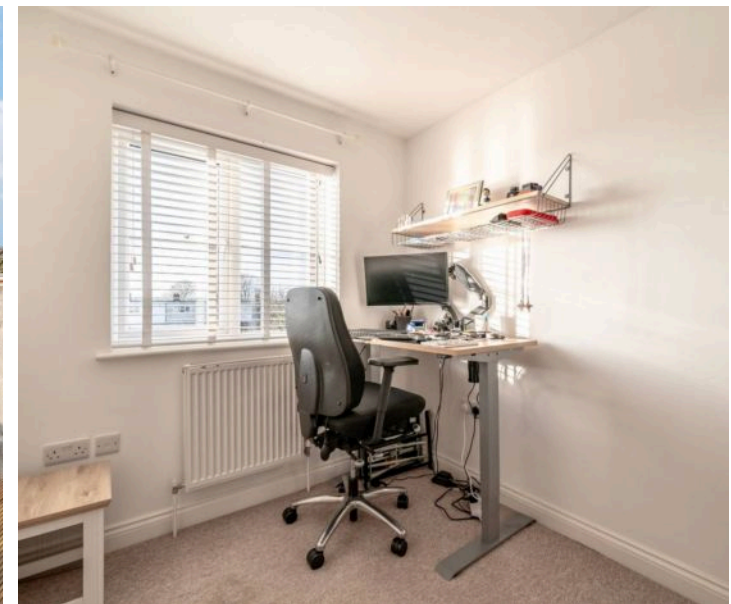
### Agents notes

Sold freehold, connected to main services water, electricity, gas and drainage.

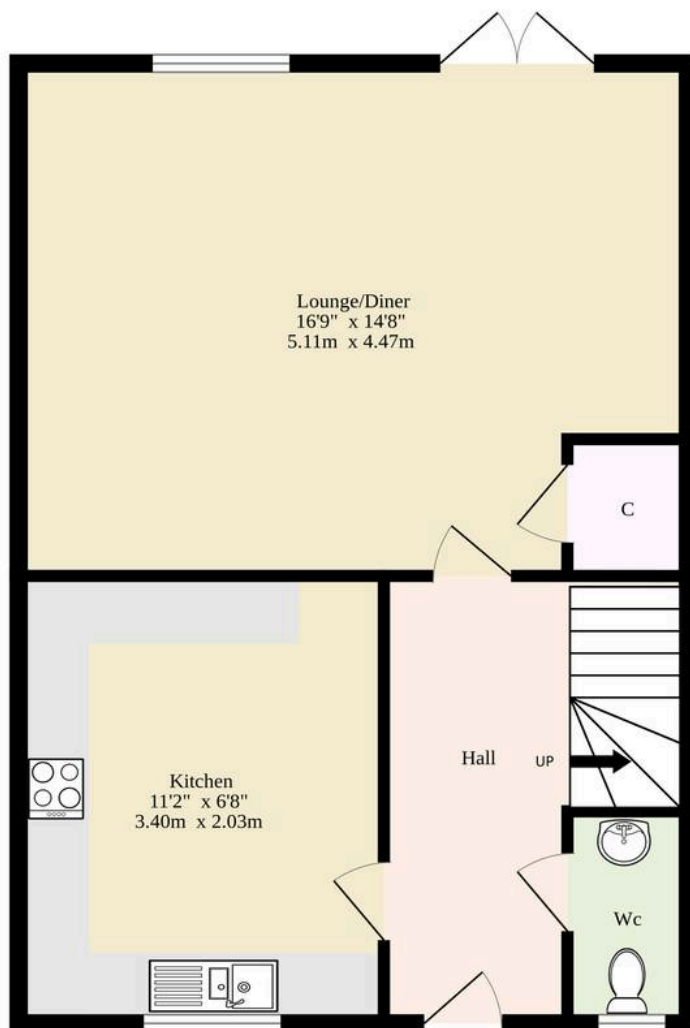
Gas Central Heating

Council Tax Band-B

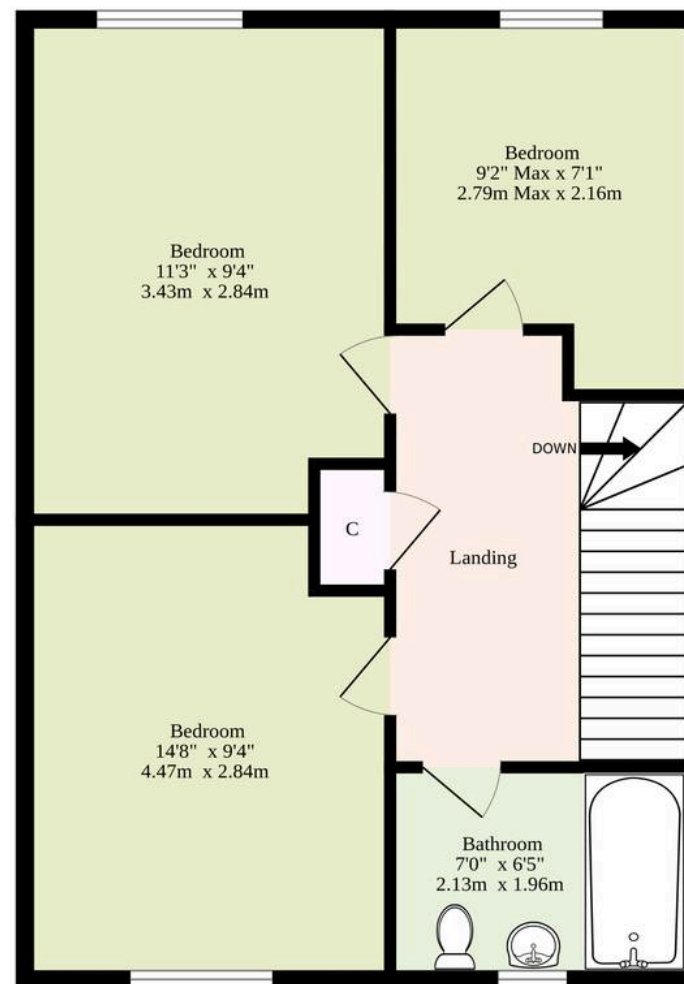
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Ground Floor  
385 sq.ft. (35.8 sq.m.) approx.



1st Floor  
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 776 sq.ft. (72.1 sq.m.) approx.

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.  
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# Minors & Brady

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