



26 Christchurch Road, Gorleston
Great Yarmouth

Minors & Brady



26 Christchurch Road

Gorleston, Great Yarmouth

Well presented and ready to move into, this three-bedroom mid-terrace home offers a bright front-facing lounge, a fitted kitchen and breakfast room with integrated oven and hob, tiled flooring, breakfast bar, and access to the rear garden, along with a useful ground-floor WC. Upstairs provides two double bedrooms, a third bedroom with built-in storage, and a modern shower room, while outside there is an enclosed rear garden with paved seating, lawn, a covered outdoor area, and an attached workshop with electric connection. The property also benefits from off-road parking to the front via a shared driveway and is well placed within Gorleston on Sea, close to the town centre, local shops, schools, everyday services, and the seafront and beach for coastal walks and leisure facilities.

Location

Christchurch Road is well placed within Gorleston on Sea, offering straightforward access to the town centre, local shops, schools, and everyday services. The seafront and beach are within easy reach, providing open coastal walks and leisure facilities nearby. Regular bus services operate in the area, supporting travel into Great Yarmouth and the surrounding districts. Road connections are convenient for commuting, with access to main routes linking to Lowestoft, Norwich, and the wider Norfolk coastline. Nearby supermarkets, medical facilities, and recreational spaces add to the day-to-day practicality of the location. The area is well-suited to both permanent living and those seeking easy access to coastal amenities.



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Stepping inside, the entrance hall sets a clean and modern tone with neutral décor and dark fitted carpet to the stairs, leading naturally into the main living space. The lounge sits at the front of the property and feels bright and well-proportioned, finished with grey-toned walls, wood-effect flooring, and a large front window allowing plenty of natural light. There is comfortable space for a full seating arrangement, media furniture, and storage, creating a relaxed and practical living area that works well for everyday use.

From the lounge, the layout flows through to the kitchen and breakfast room, which has been thoughtfully arranged to maximise workspace and storage. The floor is finished with dark tiled flooring, complemented by fitted wall and base units with contrasting work surfaces. Integrated appliances include an oven and hob, with space arranged neatly for additional appliances without interrupting the flow of the room. Patterned tiled splashbacks add visual interest, while a breakfast bar provides a casual dining option and a natural divide between cooking and seating areas.

A rear door opens directly onto the garden, making this space particularly practical for everyday living and entertaining. Off the kitchen, a ground-floor WC is neatly finished with modern fittings, tiled flooring, and wall panelling.

Upstairs, the first-floor landing provides access to all three bedrooms and the shower room. The main bedroom is a generous double, finished with soft neutral décor and fitted carpet, offering comfortable space for bedroom furniture.



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The second bedroom is also a double room, well-proportioned and versatile, while the third bedroom includes built-in storage and works well as a single room, home office, or dressing room. All rooms are finished in a consistent style that allows buyers to move straight in.

The shower room is finished with full-height dark wall tiling, a walk-in shower enclosure with a glass screen, a vanity unit with basin, WC, and a window providing natural light and ventilation.

Outside, the rear garden is fully enclosed and arranged with a paved seating area positioned directly outside the house, leading onto a central lawned section. The attached workshop sits to the side of the garden and benefits from electric connected, making it well suited for storage or hobby use. To the rear of the garden there is a separate shed, also with power, providing additional secure storage. A covered seating area offers a sheltered spot for outdoor use, creating a practical and flexible garden layout.

The front of the property is approached via a shared driveway, leading to off-road parking finished with a low-maintenance gravel surface and clearly defined access.

Agents notes

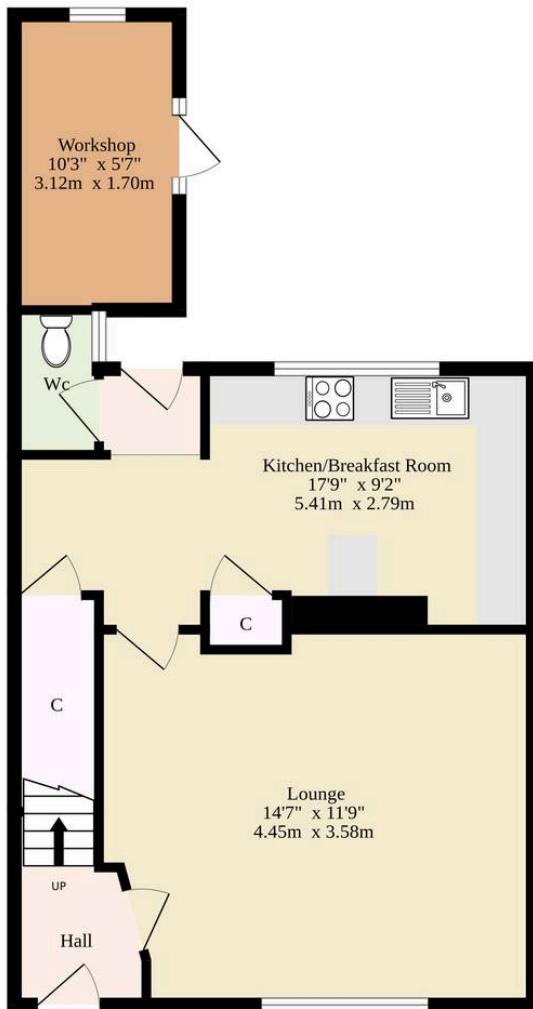
Sold freehold, connected to main services: water, electricity, gas and drainage.

Gas Central Heating

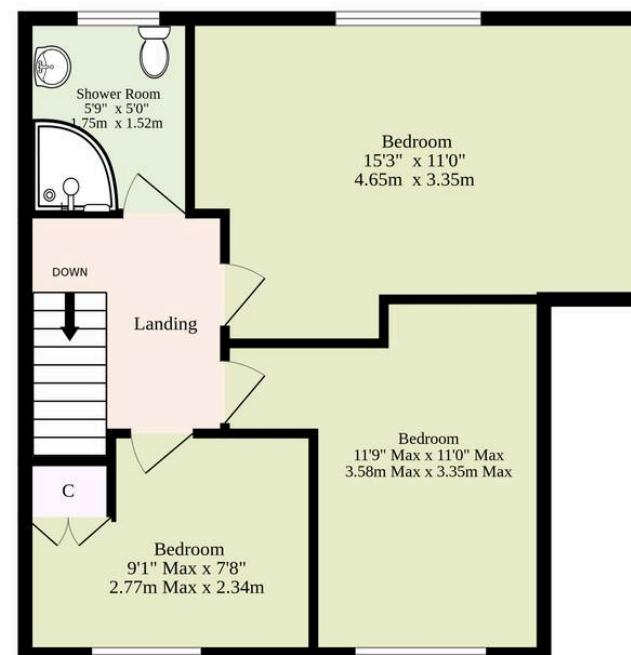
Council Tax Band- A



Ground Floor
441 sq.ft. (41.0 sq.m.) approx.



1st Floor
471 sq.ft. (43.8 sq.m.) approx.



Sqft Includes Workshop

TOTAL FLOOR AREA : 912 sq.ft. (84.7 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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Dreaming of this home? Let's make it a *reality*



Meet *Sarah*
Senior Property Consultant



Meet *James*
Property Consultant



Meet *Lauren*
Property Consultant

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