



21 Roslyn Road, Gorleston

Great Yarmouth



Minors & Brady

21 Roslyn Road

Gorleston, Great Yarmouth

Set in a well loved part of Gorleston close to the coastline, this chain free and beautifully presented semi detached home opens with a bright bay fronted lounge that sets a welcoming tone, while the generous dining room sits separately toward the rear with a calm atmosphere that links naturally to the stylish modern kitchen, supported by a practical utility room and a ground floor WC. Upstairs, you will find two comfortable double bedrooms plus a contemporary family bathroom, with the landing giving access to a converted loft room suited to hobbies or extra space. Outside, the enclosed rear garden offers a relaxed setting with a lawn, patio and decked seating area, complemented by a sizeable twenty-one-foot workshop along with separate storage, while neat front gardens and useful side access complete the picture. The location places you close to Gorleston Beach, everyday essentials, schools, healthcare facilities and simple commuter links, giving the home a ready-to-enjoy feel from the moment you arrive.

Location

Roslyn Road sits in a well-loved part of Gorleston, close to everyday essentials and the coastline. Gorleston High Street is within easy reach with shops, cafes, supermarkets and services that make day-to-day living simple. The award-winning Gorleston Beach is also nearby, offering long stretches of sand and a relaxed seafront area with places to walk or cycle. Local schools, healthcare facilities and public transport links are all close, and Great Yarmouth can be reached quickly for wider amenities and commuter access. The area offers plenty of leisure choices, including the Pavilion Theatre and Gorleston Golf Club. Bus routes run through the neighbourhood, giving easy access across the town. Commuters benefit from straightforward road links to Norwich and the wider Norfolk coast.

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Step inside through the modern front door into a bright entrance hall finished with wood-effect flooring and a patterned feature wall. Natural light filters through the glazed fanlight above, creating a welcoming first impression. A fitted radiator cover sits along one side, and doors lead through to the main living areas.

The lounge sits at the front and immediately feels inviting with herringbone wood effect flooring, a brick effect feature wall, and twin bay style windows that draw in generous light. The room has a calm, modern finish and offers a comfortable space for everyday living.

From here, the layout moves into a generous dining room that suits both daily use and entertaining. The soft green walls, striking patterned feature wall and fitted shelving create a relaxed setting, while wood effect flooring continues through for a coherent flow. An open archway leads into the kitchen.

The kitchen presents a stylish and practical arrangement with darkshaker-style cabinets, brushed brass effect handles and solid wood effect work surfaces. The ceramic style sink with its spring neck mixer tap sits beneath a large rear window, and a rear door gives direct access into the garden. Integrated features include the concealed extractor, while matching wall and base units complete the space.

Just off the kitchen, the utility room provides further worktop space, wall-mounted cabinets and plumbing for a washing machine, along with room for a freestanding fridge freezer. A separate WC sits close by with a fitted vanity unit, basin, close-coupled toilet, radiator and frosted window.



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Upstairs, the landing leads to two double bedrooms and a well-proportioned family bathroom. The first bedroom is a bright front-facing room with light wood effect flooring, twin windows and neutral finishes. The second bedroom offers soft carpet, a painted arched feature wall, a built-in cupboard and a window facing the garden.

The family bathroom is arranged with a curved panel bath and mixer tap, an electric shower with riser rail, a glass screen, a close-coupled toilet and a pedestal basin. Light-textured tiling surrounds the bath area, and grey vinyl flooring ties the room together. A radiator sits beneath the window, and an extractor fan completes the space. The loft hatch is also located here.

A fitted loft ladder leads to the converted loft room. This upper level offers a versatile additional area with two roof windows, exposed beams, neutral walls, carpeted flooring and eaves storage running along both sides.

Outside, the enclosed rear garden provides a generous outdoor setting with a paved patio by the house, a central lawn and a decked seating area positioned at the far end. The garden includes a large timber workshop measuring around twenty-one feet, finished in dark tones, along with a matching storage shed. **There is also a useful side access leading directly into the rear garden.** Gated access runs along the side of the home.

At the front, the property features a neat, low-maintenance garden with gravelled sections, planters and a paved pathway leading to the entrance, all enclosed by painted fencing for a tidy presentation.

Agents notes

We understand that the property will be sold freehold, connected to all main services.

Heating system- Gas Central Heating

Council Tax Band- B

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Ground Floor
597 sq.ft. (55.3 sq.m.) approx.

1st Floor
353 sq.ft. (32.8 sq.m.) approx.

Loft
161 sq.ft. (15.0 sq.m.) approx.



Sqft Includes Workshop

TOTAL FLOOR AREA : 1111 sq.ft. (103.2 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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Meet *James*
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Minors & Brady

Your home, our market

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