



33 Links Road  
Gorleston | Norfolk | NR31 6JP

FINE & COUNTRY

# IN THE KNOW



“Gorleston beach was named as one of the best in the world in 2023,  
and this house is just a few hundred metres inland, close to the golf course.

This is known to be one of the most desirable parts of the town and rightfully so – you have so much on the doorstep  
but you’re away from the main roads, walking distance from the golden sands, the promenade and the shops.”



# KEY FEATURES

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- A Detached Bungalow situated in the Seaside Town of Gorleston On Sea
- The Property has been Fully Renovated so you can Move Straight In
- Four Bedrooms; Two Bathrooms
- The Principal Bedroom benefits from an En-Suite
- Spacious Kitchen/Breakfast Room with Brand New Integral Appliances
- Separate Utility Room and WC
- Walking Distance to the Beach and Amenities on the Doorstep
- Private Rear Garden with Patio Areas and a Summerhouse
- Attached Double Garage and Driveway providing Parking
- The Accommodation extends to 1,562sq.ft
- Energy Rating: C

The property itself has been newly renovated and offers bright, airy accommodation with excellent proportions and no work to be done. Even the garden has been lovingly tended. A delightful home in a popular position, this would be perfect for any couple or family and the lifestyle here is one you're sure to embrace.

## Totally Transformed

Over the past 12 months, this home has been comprehensively renovated, stripped back, rewired, had the ceilings replaced, a new kitchen, bathrooms, flooring, boiler and even new doors throughout. You won't have to lift a finger once you've moved in - it's all been done for you. "It's such a lovely home. It's full of light and the rooms are spacious, plus it's a really solid build so sound doesn't travel between the rooms and you can always find a quiet corner if you want to tuck yourself away."





# KEY FEATURES

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## Ready And Waiting

This is a place with great kerb appeal and a pretty front garden, the path winding through the lawn to the front door. Step inside, through the porch into the hall and you start to get a sense of the space on offer. To your left is the stunning sitting room, complete with feature fireplace and a picture window to the south that frames the view over the garden and fills the room with light. This room is such a good size and would really lend itself to social occasions. Behind this is the newly fitted kitchen. With a partly vaulted ceiling, again enhancing the sense of space, it's a beautifully airy room and has plenty of space for a large dining table, as well as seats at the breakfast bar. This is a triple aspect room, so again it's lovely and light. There's a generous laundry room behind, with doors both to the patio and to the garage – a nice practical touch. At this end of the house, you'll find a cloakroom and a bedroom, which would be ideal for teens or adult children living at home. It has its own access down the side of the house, so you can come and go as you please without disturbing anyone. The other three bedrooms are situated in the right-hand side of the property, the huge master bedroom with an ensuite and the other two doubles sharing the family bathroom. These two bedrooms also have a charming outlook over the garden.

## Seaside And Seclusion

You have parking at the rear of the property, both on the driveway and in the very large garage, with room for storage or a workshop area too. The rear garden is enclosed and has a lovely patio behind the house, perfect for your morning cuppa. Another patio at the far end of the lawn gets the sun all day long. Although you have neighbours, you're totally private out here, so it's a lovely place in which to sit out and soak up the sun. You're less than half a mile from Gorleston's well-known Marine Parade, from where you can stroll down the promenade, head out for a walk on the sand or even take a dip in the sea. As you might expect from a seaside town, there are a good number of leisure facilities and places to eat, but there's also a strong year-round community and all the amenities that come with that. You have schools, supermarkets, a hospital and more, all a stone's through from your front door.























# INFORMATION



## On The Doorstep

Gorleston is a seaside resort and tourist destination on the coast of East Anglia in the county of Norfolk. Its' main attraction is its stunning sandy beach. The main shopping area is on the High Street and there are many restaurants, bars, cafes and amenities close by. There are several local schools, from Primary stage through to sixth form college. Gorleston also has its own football club. The Golf Club is the most easterly club in Great Britain. Nearby Great Yarmouth has a Race Course and Sea Life Centre along with Venetian Gardens and Boating Lake.

## How Far Is It To?

James Paget Hospital is less than a mile away. The nearest railway station is 6 miles away and has links to the cathedral city of Norwich with its wealth of cultural and leisure facilities, shops and restaurants. Norwich also benefits from train links to London Liverpool Street as well as an International Airport with flights to multiple destinations.

## Directions - Please Scan The QR Code Below

Leave Beccles on the A146 towards Norwich. At the Gillingham roundabout, take the third exit on to the Haddiscoe Road/A143. Follow A143 through Fritton. When you reach the next roundabout to Bradwell. At the roundabout, take the third exit and continue along Beaufort Way through four roundabouts. At the next roundabout continue to Links Road and the property is on your left.

## What Three Words Location

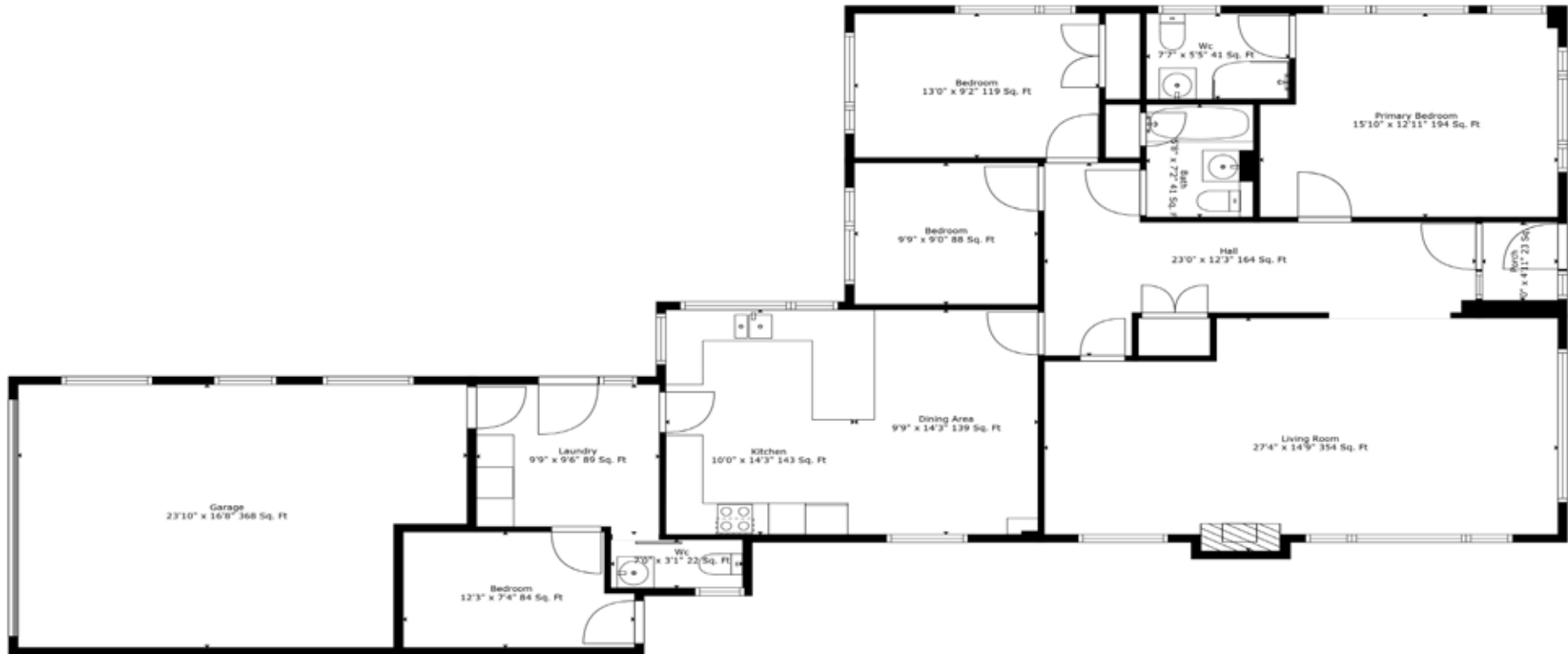
Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [laminated.finest.qualified](https://www.threewords.com/)

## Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage  
Broadband -please advise current provider  
Mobile Phone Reception - varies depending on network provider - please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)  
Great Yarmouth Borough Council - Council Tax Band D  
Freehold



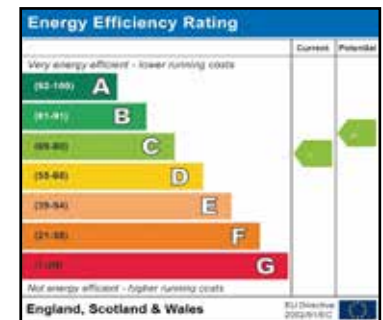




**TOTAL: 1562 sq. ft**  
**FLOOR 1: 1562 sq. ft**  
**EXCLUDED AREAS: PORCH: 23 sq. ft, GARAGE: 368 sq. ft, FIREPLACE: 2 sq. ft**

Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





# FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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