



1 Park Road
Gorleston | Norfolk | NR31 6EJ

FINE & COUNTRY

SEA VIEWS



“Enjoy the most wonderful sea views at this handsome Edwardian villa, standing proudly in a prominent position in one of the town’s most prestigious locations. An attractive and spacious family home with a wealth of character features, a detached annexe and well-manicured gardens to the front and rear, this is enormously impressive all round.”



KEY FEATURES

- A Spacious Detached, Edwardian (circa 1907) Family Home sharing a Park Road & Marine Parade Position
- Situated in a Desirable Location and benefitting from Envious Seafront, Beach and Sea Views
- Four/Five Bedrooms in the Main House - Two with En-Suite Facilities plus a Family Bathroom
- Kitchen Breakfast Room; Separate Utility Area and Ground Floor WC
- Three Reception Rooms and a Study/Bedroom Five
- One Bedroom Annexe, with Potential for Holiday Let
- Sitting in a very Large Plot for this Area of approximately 0.3 of an acre (stms)
- Ample Off Road Parking and Single Garage
- The Total Accommodation extends to 3,661sq.ft
- Energy Rating: D

Packed with period features throughout the light-filled, well-proportioned rooms, this spacious home is every bit as appealing inside as the exterior suggests. The location is unbeatable, offering views of the sea and harbour, with the beach just over the road and all the delights of the town on the doorstep.

Quality, Character And Community

The house was built in 1907 and, along with a terrace of Victorian properties, was here before the rest of Marine Parade – instead there was a neighbouring farm. Over the past 100 years or so, this area has seen many changes and the house too has moved with the times, yet it's also wonderfully unspoilt, with lovely authentic character features throughout. The current owner loves the proportions and the views, plus the easy access into town or across the wider area. She has also embraced the community here and found Gorleston to be a friendly and welcoming town with plenty going on for all ages.

A Handsome Home

As soon as you catch sight of the property, it piques your interest, with its handsome façade, feature arched and bay windows, double gables and decorative brick chimney. Step inside and you'll see the attention to detail, smart design and period character runs throughout. On the ground floor, all three of the grand receptions have lovely fireplaces and two have large bay windows, all the rooms filled with light. A shelf runs around the walls of the dining room, perfect for displaying pretty china, and there's decorative plasterwork in some of the rooms, with intricate cornices and ceilings.





KEY FEATURES

There is also a study or possible fifth bedroom on the ground floor. Moving into the kitchen, you'll see it has double doors to the garden to the west, with plenty of space for informal dining in the room. The owner loves to entertain and uses the kitchen breakfast room day to day, or for coffees, with the dining room for family gatherings and dinner parties. Make your way up the stairs and even here there's a feature window and the landing is spacious. All four bedrooms are good size doubles and two are en-suite with sea views. The principal also has a dressing room (with a sea view) and this would also work well as a nursery. There's plenty of storage throughout the house, so there's a place for everything – it's as practical as it is attractive.

Secluded Suntrap

Outside there are gardens to the front and rear, facing east and west respectively. Part walled, you're very secluded in the main part of the garden and there's even a little secret garden to the side. The rear garden is a real suntrap and beautifully sheltered too. And of course, at the front you have those incredible views. There's another feature to this property that's important to note: the detached annexe. Created from a former garage, it offers accommodation over two floors with independent access. You could fence it off from the main house entirely if desired, without compromising on either part of the property. The current owner has used it as guest accommodation but it could bring in a healthy income as a holiday let, with the correct permissions.

Beside The Seaside

This really is an excellent location, with abundant leisure facilities, day to day amenities and the whole of the lovely Norfolk and Suffolk coastline within easy reach. It's heaven for little ones, with a playground over the road, the splash pad and boating lake just a little way up and the tennis courts and putting green to the south. Teens will be able to walk to the local high school, or go to meet friends on the beach or at a nearby café, and if you like bowls or golf, you're well catered for with both just down the road. There are several first-rate places to eat – and if you do want to go further afield, the A47 is just a couple of minutes' drive from your front door, so getting out and about across the wider area is a breeze.

















Garage & Annexe













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 centre is on the High Street and there are several restaurants and bars. Gorleston has its own golf club. There is also a library. The nearest railway station is Great Yarmouth.

How Far Is It To?

The A47 passes through Gorleston-on-Sea allowing easy access to Lowestoft to the south then onwards to London, passing Ipswich and Colchester. Only two miles to the north you find Great Yarmouth with its long sandy beaches and tourist attractions, such as the race course, cinemas, Pleasure Beach and Sea Life Centre. Gorleston has a variety of schools on offer in both the state and independent sectors nearby.

Directions - Please Scan QR Code Below

When leaving Beccles take the A146 towards Norwich. At the roundabout take the 3rd exit onto the A143 towards Haddiscoe. Drive through the villages of Haddiscoe, St Olaves and Fritton. When you reach Belton, at the roundabout take the 3rd exit towards Browston. Follow this road all the way until you reach the traffic lights and roundabout and take the 2nd exit onto Links Road. Follow this road and then join Yallop Avenue before turning left onto Marine Parade. The property will be located on the corner of Marine Parade and Park Road.

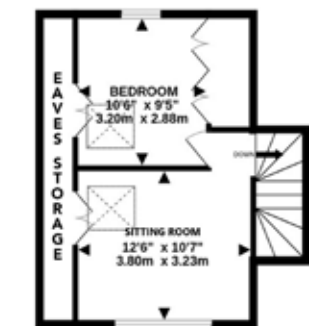
What Three Words Location

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... [names.coasting.forgot](https://www.names.coasting.forgot)

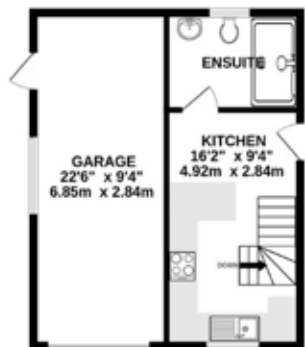
Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage
Ultra Fast Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider - please see www.checker.ofcom.org.uk
Great Yarmouth Borough Council - Council Tax Band G
Freehold

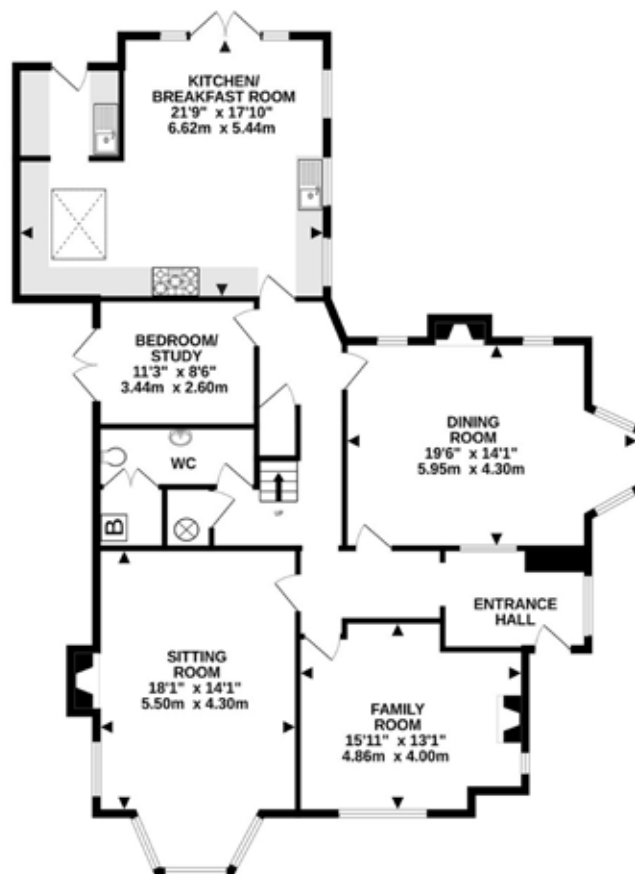




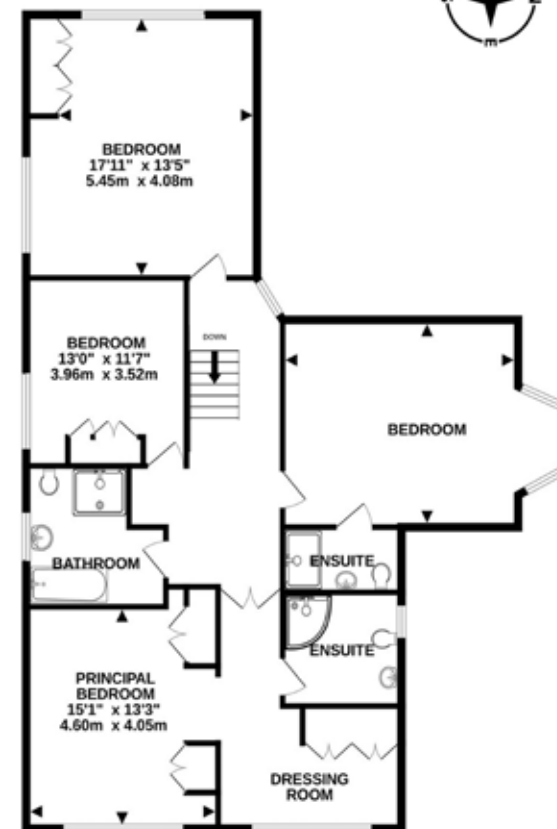
GARAGE & ANNEXE 1ST FLOOR
348 sq.ft. (32.3 sq.m.) approx.



GARAGE & ANNEXE
GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



GROUND FLOOR
1510 sq.ft. (140.3 sq.m.) approx.



1ST FLOOR
1380 sq.ft. (128.2 sq.m.) approx.



FLOOR AREA - HOUSE (EXCLUDING GARAGE & ANNEXE) : 2890 sq.ft. (268.5 sq.m.) approx.
TOTAL FLOOR AREA : 3661 sq.ft. (340.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | 81 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 67 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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.





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