



ADDRESS  
30 Victoria Road  
Gorleston-On-Sea  
Norfolk  
NR31 6EF

TENURE  
Freehold

L  R K E S

WWW.LARKES.CO.UK  
SALES@LARKES.CO.UK  
01493 330299



**'NATURAL LIGHT POURS IN THROUGH FLOOR-TO CEILING BI-FOLD DOORS AT THE REAR, OPENING TO A PRIVATE GARDEN WHERE THE RAISED DECK OFFERS TREELINED VIEWS OVER THE OLD RAILWAY PARK'**

# B

Brilliantly located on Victoria Road, a quiet residential street close to Gorleston High Street and only a short walk from the beach, is this excellent four-bedroom house with private west facing garden. It has been comprehensively renovated and extended by the current owners to a light-maximising design and now measures over 1,500 sq ft internally.

Entry is via a front lawned garden with block paved gated driveway and foot path to an entrance hallway. On the right are two reception rooms. The first, bathed in the light of a bay window, has a log burner. Flooring in a warm oak finish extends through the reception spaces. A second sitting room is arranged as a children's play area and a link to the extension. To the rear the space

dramatically leads into an open-plan kitchen. Natural light pours in through floor-to ceiling bi-folding doors, opening to a private garden where the raised deck offers treelined views over the old railway park.

The kitchen has Minerva solid worktops in a carrara white finish, cabinetry in a soft grey with concealed pulls. It's arranged around a peninsula, with breakfast bar, appliances include twin ovens, induction hob, and extractor all by Neff, integrated fridge/freezer, a dishwasher, drinks fridge & thermostatic wine cabinet. A large apexed sky light sits centrally above the dining area. Also on this level is a guest WC and a separate utility area with side access to the patio and garden store/car port.



FIND  
YOUR  
NEST



**‘THE PENINSULA KITCHEN HAS HONED MARBLE WORKTOPS, CABINETRY IN A SOFT GREY WITH CONCEALED PULLS AND ALL REQUISITE APPLIANCES NEATLY INTEGRATED’**



**FIND  
YOUR  
NEST**

On the first floor a spacious landing leads in turn to a family bathroom, with claw footed tub and double shower, the subway tiled walls and heated marble tile floor create a luxurious space in which to relax. On the first floor are three bedrooms, the larger bay fronted room has built-in wardrobes which offer plentiful storage whilst also concealing media & TV points. On the second floor a converted loft offers a further bedroom with en-suite shower room.

Windows throughout have been sympathetically updated with double-glazing, which includes stained glass period correct detailing. The original entrance door has been refurbished and refinished to its original splendour. The central heating system has been renewed with a Worcester combi-boiler.

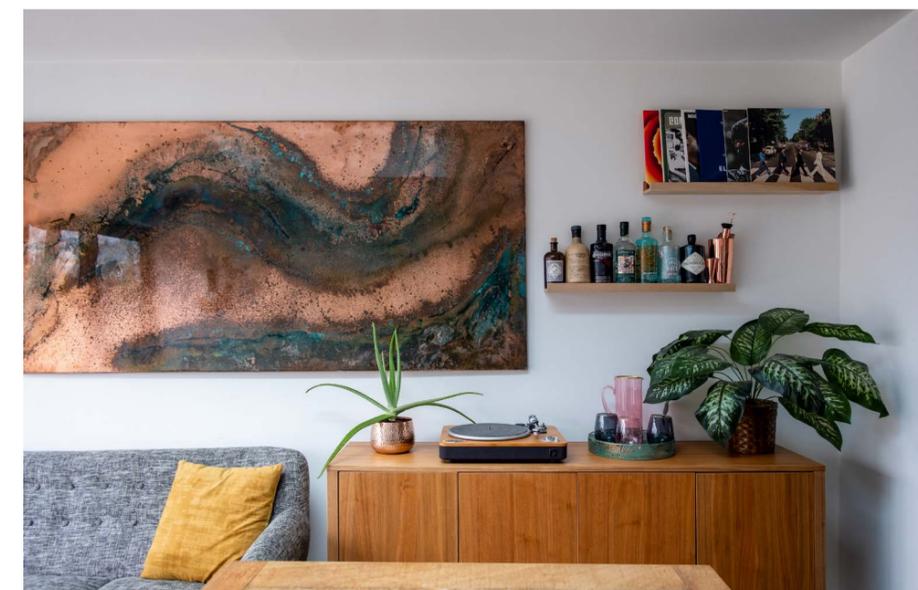
Victoria Road has an idyllic setting, the towns sandy “Edwardian Beach” is on the doorstep, along with the traditional seaside gardens, pier, and model boat pond. It also has a theatre opposite the pier called the Pavilion. The main shopping centre is on High Street. It has its own golf club.

The cafes, and neighbourhood stores of Bells Road are all within two minutes’ walk, where you will also find Margot’s Lounge a coffee shop which serves a wonderful weekend Brunch.

There are many good schools nearby, including the Ofsted-rated ‘Outstanding’ Ormiston Venture Academy as well as Cliff Park, and Lynn Grove.

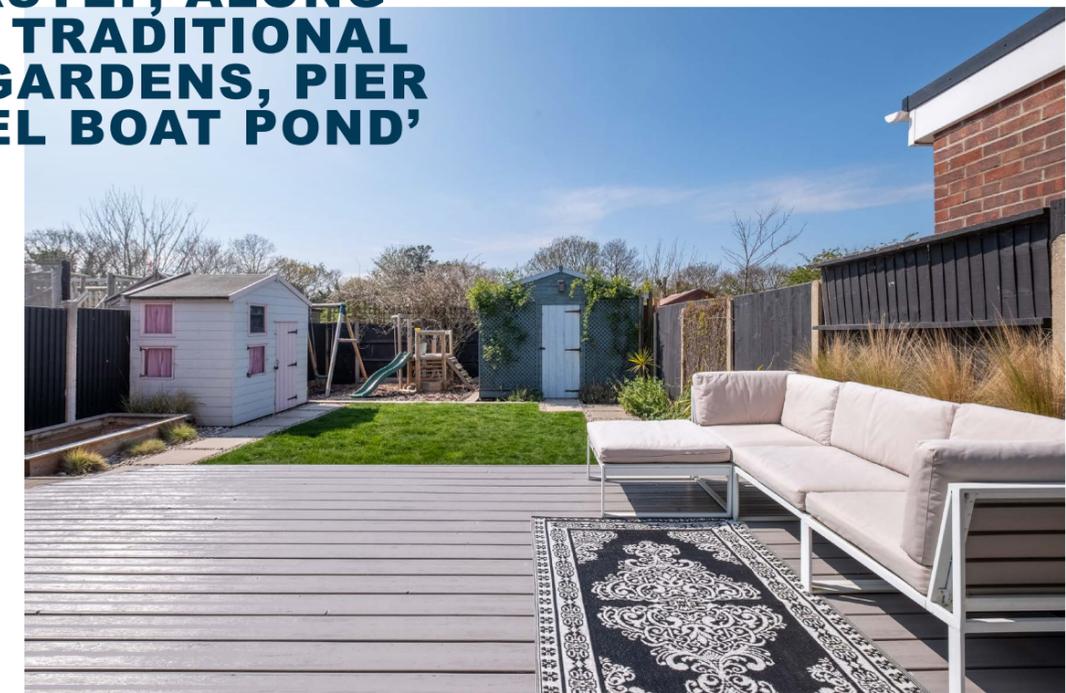
*Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.*

*Larkes have not tested any services, appliances or specific fittings - prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.*





**'AN IDYLIC SETTING,  
THE TOWNS SANDY  
EDWARDIAN BEACH IS ON  
THE DOORSTEP, ALONG  
WITH THE TRADITIONAL  
SEASIDE GARDENS, PIER  
AND MODEL BOAT POND'**





FIND  
YOUR  
NEST





**'A CLAW FOOTED TUB AND HEATED MARBLE TILE FLOOR CREATE A LUXURIOUS SPACE IN WHICH TO RELAX'**





- 1. Understair cloakroom
- 2. Kitchen/dining area
- 3. First floor landing
- 4. Main entrance



# VICTORIA ROAD GORLESTON-ON-SEA

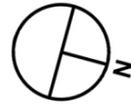
APPROXIMATE FLOOR AREA  
Total = 141 sq m / 1,517 sq ft

Illustration for identification purposes only,  
measurements are approximate, not to scale

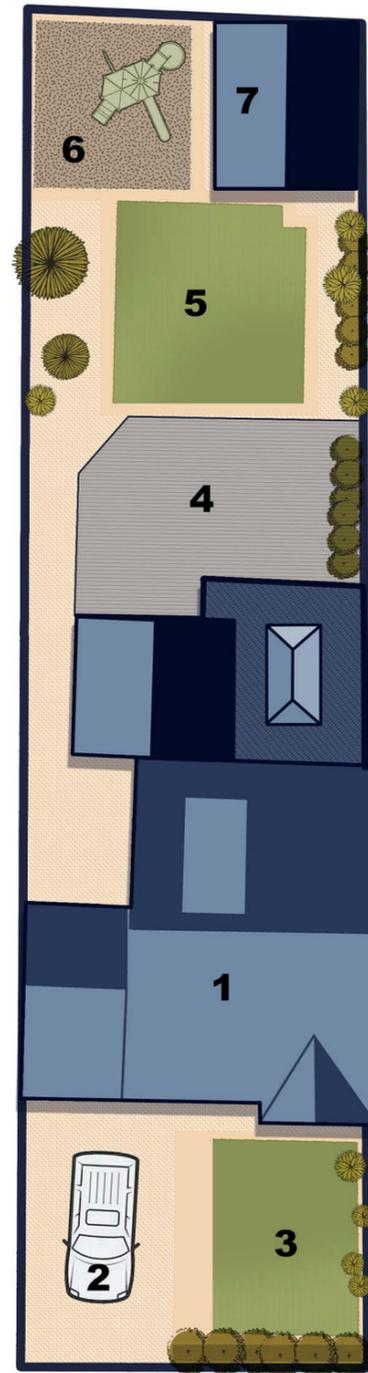
VIEWING ARRANGEMENTS  
Telephone: 01493 330299  
Email: sales@larkes.co.uk

TENURE: Freehold  
COUNCIL TAX - Band C (£1,762)  
ENERGY RATING - D 66

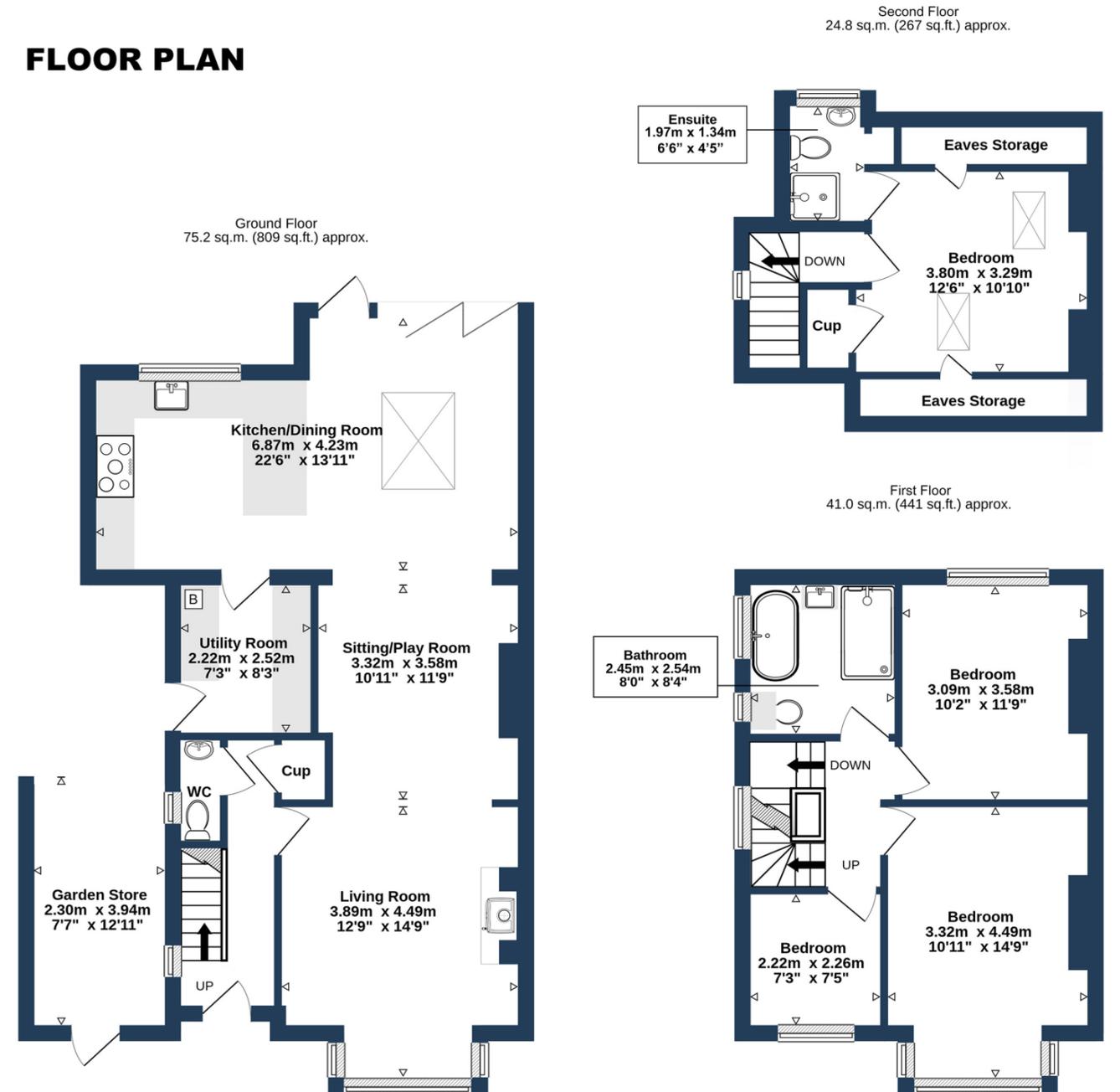
## SITE PLAN



1. Residence
2. Gated driveway
3. Front garden
4. Decking patio
5. Rear garden
6. Childrens play area
7. Garden shed

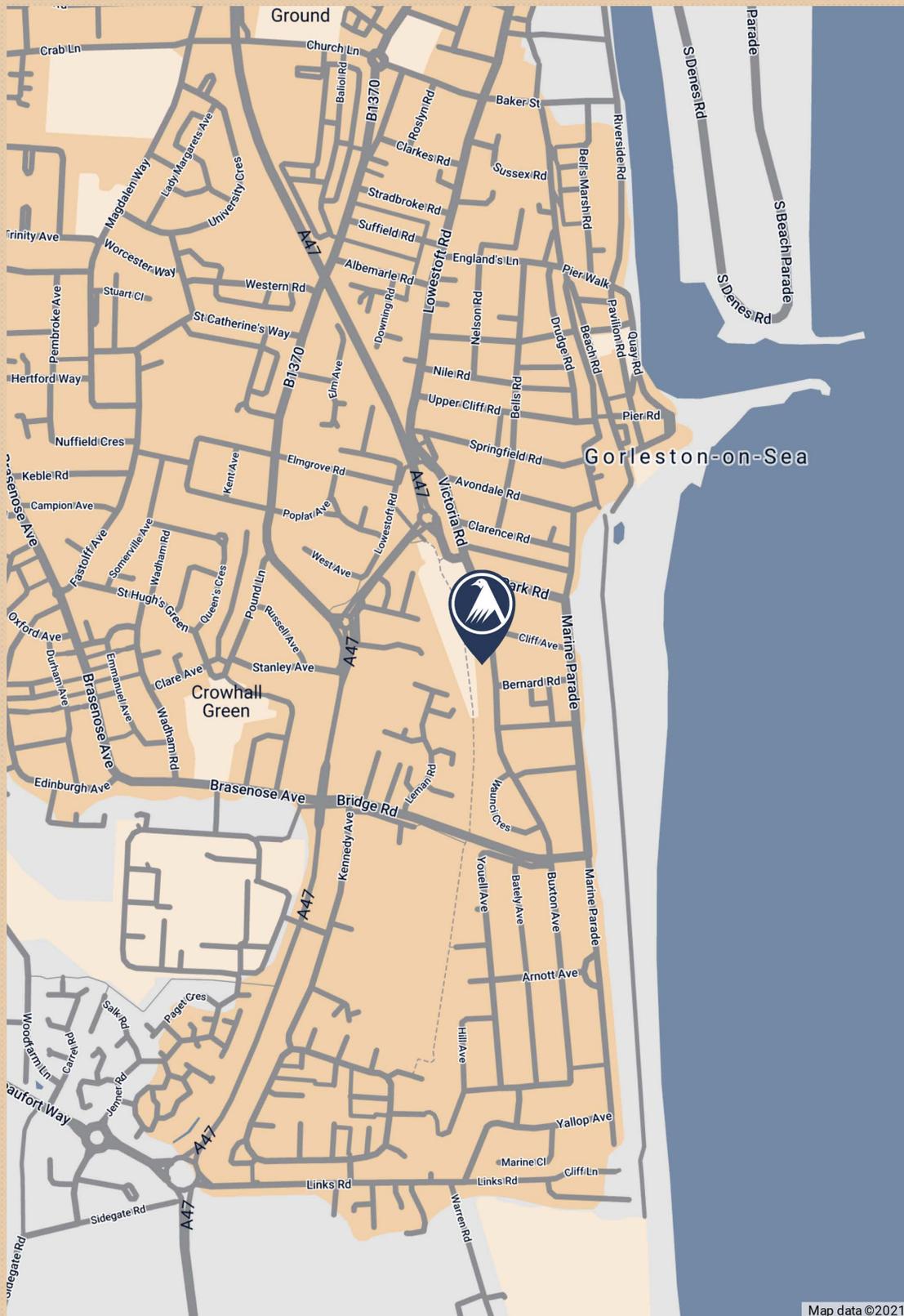


## FLOOR PLAN



FIND  
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NEST

Ref: 7160



Map data ©2021

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