



3 Cliff Lane  
Gorleston On Sea | Norfolk | NR31 6JY

FINE & COUNTRY

# SEA VIEWS AND SUNSHINE



“Designed to make the most of the setting, this home enjoys sea views and easy access to a golden sandy beach.

With close proximity to the town and golf course, plus abundant sunshine,  
with balconies and terraces where you can take it all in or relax with a book.

A wonderful south-facing garden adds to the appeal, as does the highly-desirable location,  
on one of the area’s most prestigious roads.”





# KEY FEATURES

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- A Spacious Detached House, with Versatile Living Accommodation, located in an Envious Position in Gorleston On Sea
- A Short Walk to the Beach and the Local Golf Club
- Three to Five Bedrooms: Four Bath/Shower Rooms
- The Three First Floor Bedrooms have En-Suite Shower Rooms and Balconies
- Sitting Room with Sliding Doors to the Sun Room
- Large Family Room
- Two Further Reception Rooms or Bedrooms offering Versatile Living Accommodation
- Kitchen/Breakfast Room with Separate Utility Room
- Attractive Garden to the Front & Paved Garden to the Rear with Outside Access to WC
- Large Carriage Driveway
- The Accommodation extends to 2,394sq.ft
- Energy Rating: C

It's refreshingly peaceful here, with very little passing traffic because you're near the end of a no-through road - there are more passing pedestrians than vehicles. The property has three balconies and two glazed sunrooms, as well as a south-facing terrace, so it's wonderfully light and bright throughout the seasons. Adaptable accommodation and plentiful space for family and friends make this a home to enjoy and embrace.

## Abundant Appeal

Almost at the end of a quiet lane near the golf course, steps at the end of the road leading down to the beach, this house is a true joy. It's set well back from the road, with an in and out carriage driveway winding its way around a south-facing lawn. A large rhododendron ensures privacy and bursts into colour each year, so the front garden is a very useable outside space and attractive too. This sunny garden is one of the things the owners first loved about the property. Inside, the light interior and incredible views added to its appeal - you really couldn't ask for a better location. No wonder the road is a popular one and homes along here are so desirable!









# KEY FEATURES

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## Flexible And Friendly

You can enter the property through either of the front glazed sun rooms, or head around the side and come into the kitchen. The latter brings you right into the middle of the large, triple-aspect kitchen breakfast room, with the units and breakfast bar to one side and the dining area to the other. This has an east facing window, so it's perfect for sunny mornings. There's also access to a useful utility room. Moving through the kitchen into the sitting room, you're immediately struck by the excellent proportions and the sheer amount of light that comes in through the sliding doors to the sunroom. You can open these up and the room will quickly warm up on sunny winter days, which is lovely. The owners have tiled the exterior steps and the sun room in pretty patterned tiles which give it something of a holiday feel. Also on the ground floor is a second sun room, a family room and two potential bedrooms, along with a full bath and shower room. This means you can have a studio, home office or music room – if you're a keen musician you'll be pleased to hear that one of the owners plays mandolin and can confirm that the acoustics here are excellent. And the light will surely delight any artist. Upstairs there are three good size double bedrooms, each with an en-suite and doors leading to a little private balcony facing south. From here you get the best of the views – this really is a very special setting!

## Beside The Seaside

There's a paved garden behind the property that you can dress with colourful pots, in addition to the front lawn and driveway. You have access to the WC from here, so don't need to go all the way back into the house if nature calls! From the garden you can often hear the sound of the waves. Steps lead from the end of the lane down to the beach, which is perfect for walking your dog, going for a dip in the sea or heading out for a stroll. You can walk down to Lowestoft or up to Great Yarmouth, or go inland and explore the shops, cafes and restaurants around here. While this would be an excellent second home or lock up and leave, it's also great as a family home. You have schools in the area, plus parks and playgrounds and there's so much to do around here.















































# INFORMATION

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## 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 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 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. When you reach the bend at the end of the road, go straight over on to Cliff Lane and follow this road towards the left. The property will be found on the left hand side.

## 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... [stocks.comforted.whirlwind](#)

## Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage

Super Fast Broadband Available - vendors use BT

Mobile Phone Reception - varies depending on network provider

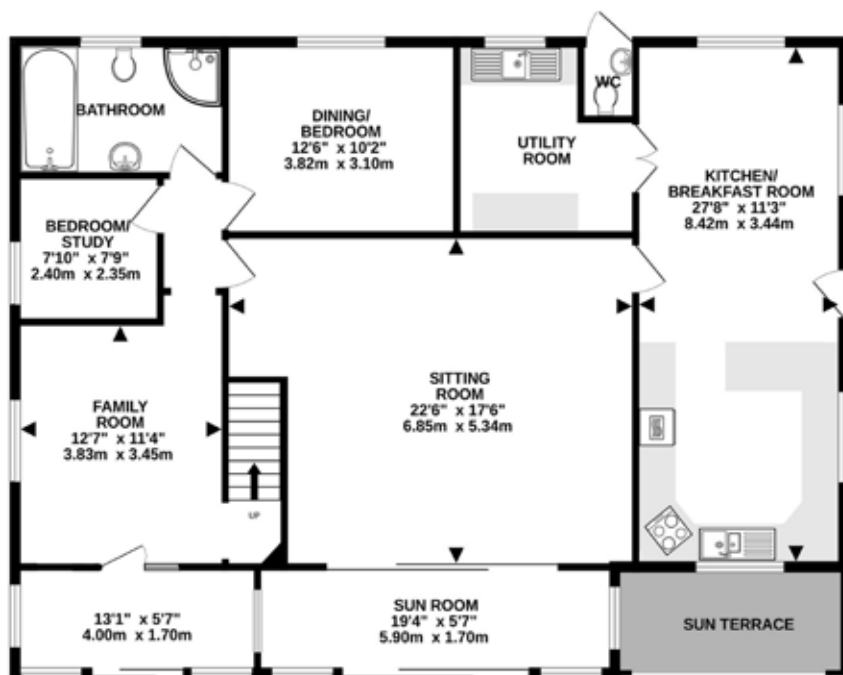
Please see [www.ofcom.org.uk](http://www.ofcom.org.uk) for Mobile/Broadband Availability

Great Yarmouth Borough Council - Council Tax Band F

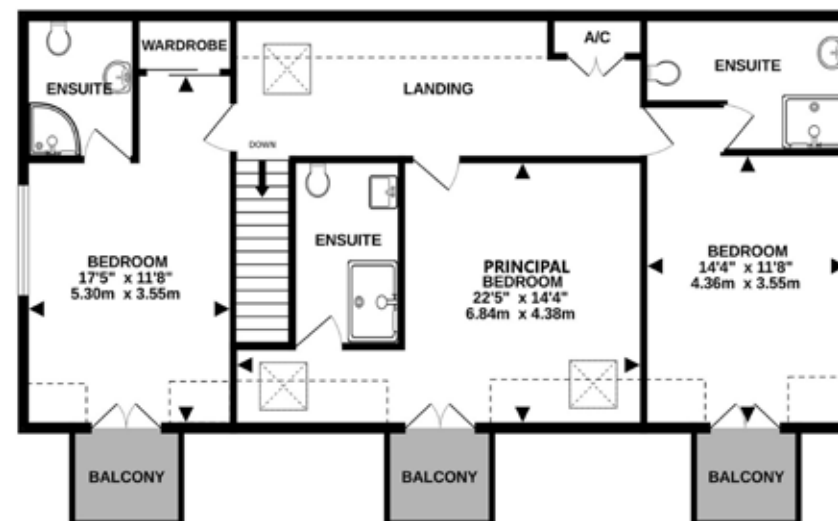
Freehold







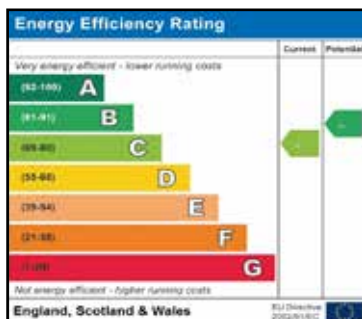
**GROUND FLOOR**  
1421 sq.ft. (132.0 sq.m.) approx.



**1ST FLOOR**  
973 sq.ft. (90.4 sq.m.) approx.

**TOTAL FLOOR AREA : 2394 sq.ft. (222.4 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](http://www.norfolkpropertyphotos.co.uk)  
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# FINE & COUNTRY

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