



18 Park Road  
Gorleston | Norfolk | NR31 6EJ

FINE & COUNTRY

# UNSPOILT ELEGANCE



“This handsome Edwardian home is remarkably unspoilt and has a very colourful history. Packed with wonderful period features and positioned in a very desirable position close to the beach, it’s a rare find and a real gem.

There is certainly scope for some updating, to enhance what is already a well-proportioned and impressive property on a generous double plot in an enviable location.”



# KEY FEATURES

- A Detached Edwardian Period Property, sitting in a Large Plot in Gorleston
- Five Bedrooms; Two Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite & Dressing Room
- Kitchen with Breakfast Room
- Separate Utility Room and a Basement
- Two Further Reception Rooms plus a Study and Sunroom
- Many Period Features Throughout
- One Double Garage and a Further Single Garage; Ample Off Road Parking
- In Need of Some Modernisation, but a Fantastic Opportunity to Elevate & Restore a Charming Period Home
- Walking Distance to the Award Winning Gorleston Beach
- The Accommodation extends to 3,072sq.ft
- Energy Rating: D

They don't make them like this anymore! A handsome double-fronted home that feels surprisingly secluded yet is incredibly accessible, on over a third of an acre, with five bedrooms, five receptions and a wealth of features, including wood panelling, beams, a very attractive original staircase, picture rails, fireplaces and so much more. Don't miss the chance to make this authentic home your own, and to enjoy the character and space on offer.

## Coast With Character

This is a home that's seen it all! Initially a family home, it has also been a care home and at one point a circus family lived here. They had llamas and alpacas in the garden and chimpanzees in the dining room! It's been in the current ownership since 1975, with three generations of the family enjoying time here. Each member of the family has wonderful memories throughout the years, with fabulous family Christmas gatherings and enormous birthday celebrations. Perhaps this is what gives the house its warm and welcoming feel. A cosy haven in winter, it's refreshingly cool in summer. And the features are sure to make an impression – it's rare to see a property of this age that has retained so much character. The owners have continued to update and improve the house over the decades, but it does now need some work, so you can give it a new lease of life whilst revelling in the incredible original features.





# KEY FEATURES

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## Flexible And Family Friendly

On the ground floor, two handsome receptions sit at the front, each with a bay window and stunning period fireplace. The dining room is panelled, while the sitting room has a fabulous inglenook. Beyond this, in the rear half of the property, there's a kitchen that leads on to a large breakfast room, complete with a large pantry and plenty of dining space. One of the owners was a keen cook and many a delicious dinner has been cooked and served here. There's also a laundry room, storage room, study (again with a gorgeous fireplace) and a small lobby leading to a larger sunroom. A ground floor bedroom with cloakroom completes the accommodation here – time to head upstairs. Here you'll find a stunning master bedroom with en-suite and private sitting room. What a luxury! And surely highly desirable for any parents with young children or teens, to have this private space in which to relax and get away from it all. There are a further three double bedrooms sharing the family bathroom, so there's no shortage of space here, even for a large family.

## A Premium Position

Outside the plot extends to around 0.36 acre, with vehicle access to your garage and parking down a lane around the back. This means that the front of the property is incredibly secluded and even when you're in the garden, you can't be seen from the road, so you can follow the sun around all day long. It's deceptively quiet too – sitting out here, you wouldn't know you're so close to the main roads and to the town. Head out on foot and in a few minutes you can be walking your dog on the beach (something the family do every day), at the playground, basketball courts, bowls club, putting green, eating an ice cream... it's all right here. As is everything you need day to day, including schools, shops and more. You also have the hospital close by, and with easy access to the A47, it's easy to get out and about across the wider area too.





































# 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 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 racecourse, 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 1st exit onto Lowestoft Road, Turn right on to Bridge Road and then left on to Marine Parade. Turn left on to Park Road and the property will be found on the right 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... [fiery.variation.stubble](https://www.threewords.com/)

## Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage  
Broadband Available - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)  
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)  
Great Yarmouth Council; Tax Band G  
Freehold





**TOTAL: 3175 sq. ft**  
 BELOW GROUND: 0 sq. ft, FLOOR 2: 1745 sq. ft, FLOOR 3: 1430 sq. ft  
 EXCLUDED AREAS: UNDEFINED: 16 sq. ft, BASEMENT: 111 sq. ft, STORAGE: 46 sq. ft,  
 PATIO: 140 sq. ft, GARAGE: 703 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs	A (92-100)		
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			
www.epecu.com			

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.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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