



ADDRESS

107 Trafalgar Road West  
Gorleston-On-Sea  
Norfolk  
NR31 8AD

TENURE

Freehold

STATUS

Vendors are actively seeking

L  LARKES S





## 'A BEAUTIFULLY RENOVATED VICTORIAN TERRACED HOUSE IN THE HEART OF GORLESTON-ON-SEA'

### The Tour

Immaculately presented and blending period charm with modern updates, this delightful Victorian terrace house offers a superb lifestyle opportunity in the heart of Gorleston-on-Sea.

Step through the porch and discover a light-filled haven. The two reception rooms provide the perfect space for relaxing or entertaining, while the brand new, fitted kitchen boasts sleek cabinetry with a modern matt finish and invisible closures, integrated appliances, and Carrara style counter tops make meal preparation a breeze. A separate utility room offers practical storage solutions.

Upstairs, two well-proportioned bedrooms provide peaceful retreats. The master bedroom benefits from a well-appointed ensuite bathroom, complete with a separate shower unit and tiled walls. The front bedroom boasts a charming loft room, perfect for a home office or creative haven (please note, this space does not meet current building regulations).

The property enjoys a delightful south-facing lawned garden, offering a tranquil escape. Unwind on the paved patio area surrounded by established shrubs and listen to the wind rustling the leaves of the magnificent eucalyptus tree, or make use of the handy garden shed/workshop.

On-street parking provides further convenience.

### Points to note:

Tenure: Freehold  
Heating: Gas Central Heating via Combi Boiler  
Average Heating & Lighting Costs: £98 per month  
Council Tax: Band A (£1,385)  
Energy Performance: D 61

### The Area

Trafalgar Road West unfolds in the heart of Gorleston-on-Sea, a charming coastal town cradled within Norfolk. This residential street offers an idyllic balance between the tranquillity of a close-knit community and the vibrancy of a seaside location.

The golden sands of Gorleston beach are just a stone's throw away, perfect for lazy days building sandcastles, refreshing dips in the sea, or trying your hand at exhilarating water sports. The picturesque promenade beckons with scenic walks, offering stunning vistas and invigorating sea air. For a touch of green respite, explore the nearby cliff gardens, a haven of tranquillity amidst the coastal landscape.

Daily needs are effortlessly met with the bustling Gorleston High Street a short stroll away. Independent stores and cafes line the street alongside familiar high-street names, offering a delightful mix for all your shopping needs. Should you require a wider selection, regular bus services whisk you to the heart of Great Yarmouth for a broader range of shops and amenities.

Families will find much to appreciate in Gorleston. The town boasts a selection of well-regarded schools, ensuring a strong educational foundation for your children. For a dose of history and culture, venture to Great Yarmouth. Explore the iconic Yarmouth Pier, a traditional seaside pier brimming with amusements, or delve into the rich tapestry of the past at the National Trust property, Yarmouth Row Houses, showcasing the architectural legacy of the 17th century. Pleasure Beach amusement park in Great Yarmouth provides endless thrills for younger residents, offering a day of heart-pounding rides and family fun.

Whether you seek relaxation on the golden sands, exploration of historical gems, or a vibrant community atmosphere, Trafalgar Road West offers the perfect blend of coastal charm and convenient living.

*Please bear in mind that all areas, measurements, and distances provided in these particulars are approximations. The text, photographs, and floor plans serve as general guidance only.*

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

**FIND  
YOUR  
NEST**

**WWW.LARKES.CO.UK**

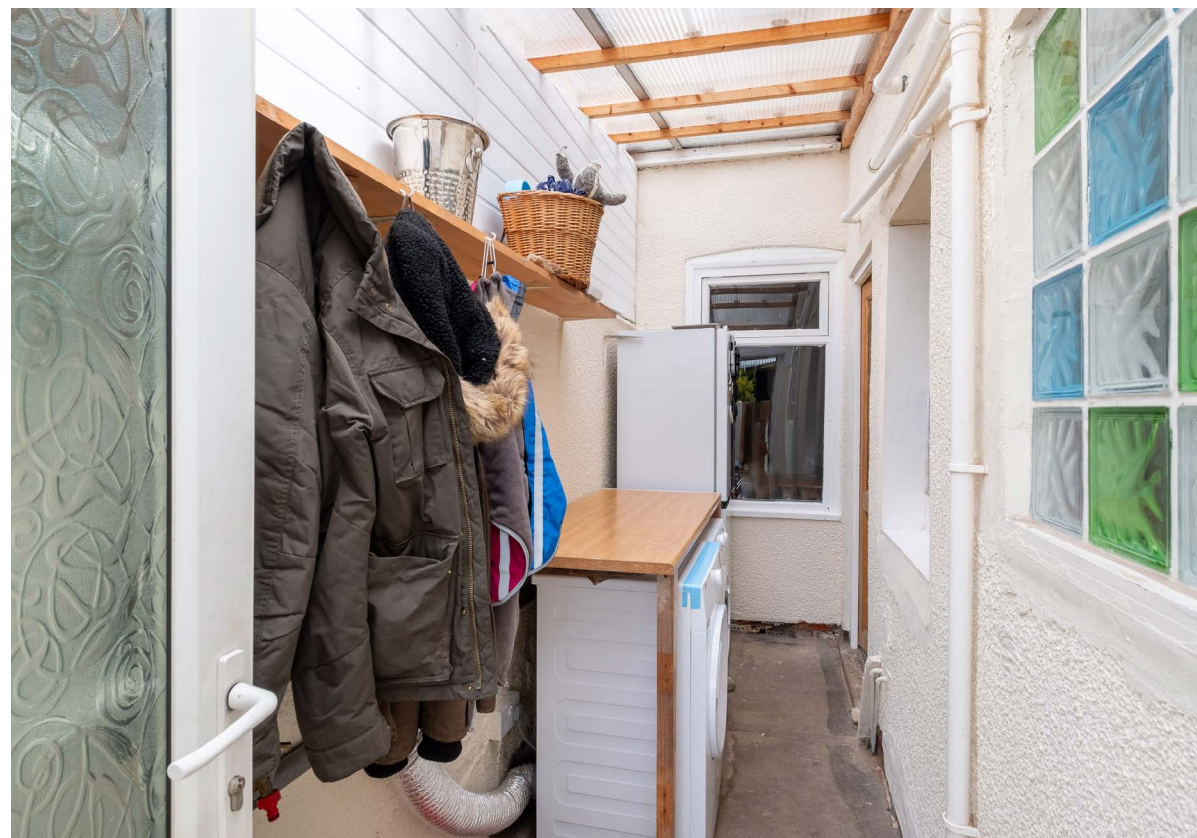




Kitchen



Alternate view of kitchen



Utility area



Dining room





FIND  
YOUR  
NEST





Front bedroom



Principle bedroom



Bathroom



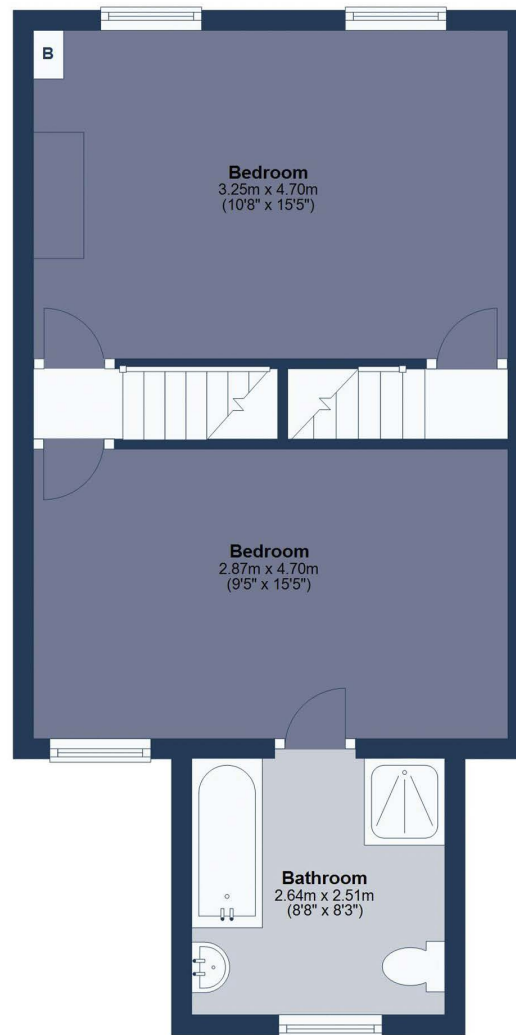
Rear gardens



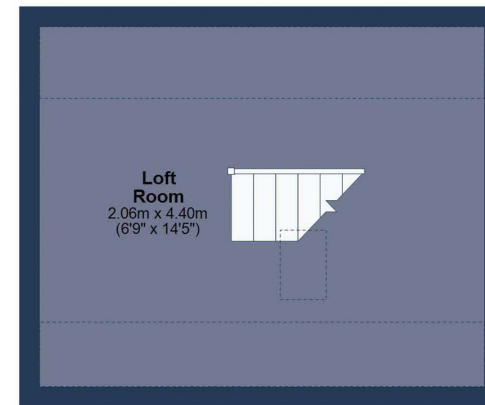
**Ground Floor**  
 Approx. 33.0 sq. metres (355.3 sq. feet)



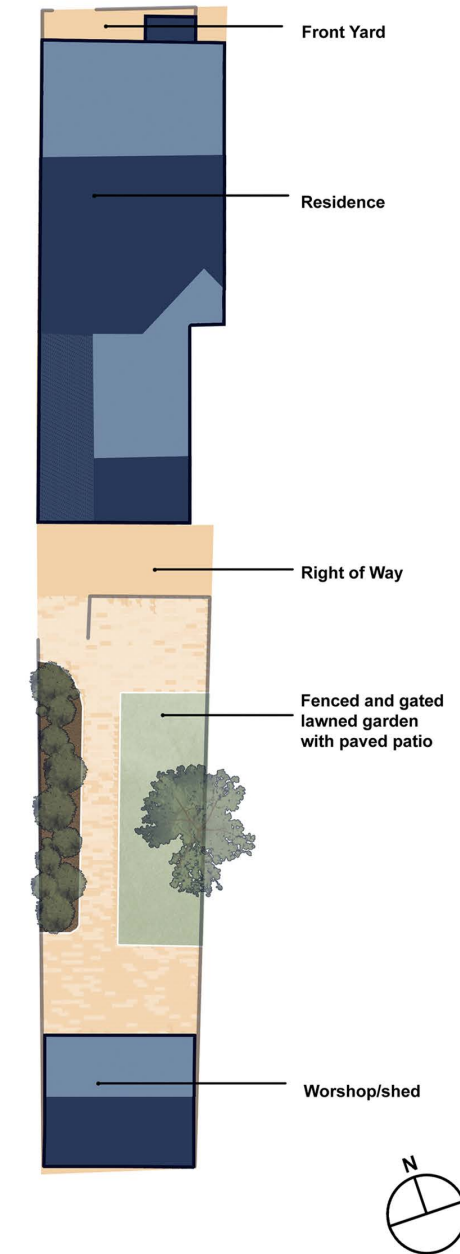
**First Floor**  
 Approx. 39.8 sq. metres (428.8 sq. feet)



**Second Floor**  
 Approx. 15.7 sq. metres (168.9 sq. feet)

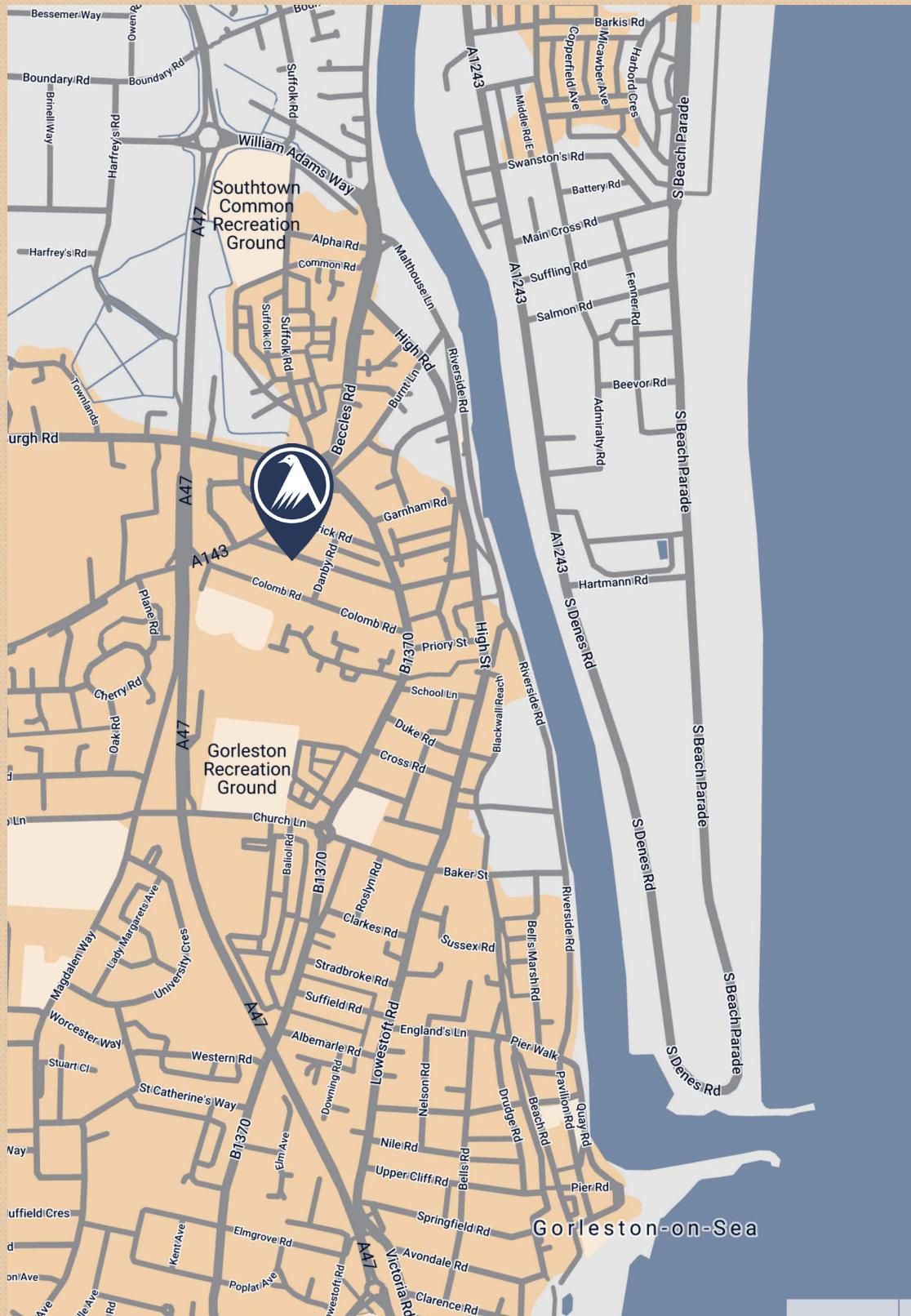


**Site Plan**





Ref: 7323



NOTE: Larkes Estate Agents for themselves and for the vendors or lessees of this property whose agents they are give notice that: (i) the particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given, without responsibility and intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Larkes Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property