



ADDRESS
40 Alpha Road
Gorleston-On-Sea
Norfolk
NR31 0LQ

TENURE
Freehold

STATUS
Chain free sale

LARKES

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**“ BEAUTIFULLY REIMAGINED TO
SUIT MODERN FAMILY LIVING,
OFFERING A SEAMLESS BLEND
OF HISTORIC CHARM AND
CONTEMPORARY COMFORT. ”**

Features

- Type: Detached family (freehold)
- Beds: Four bedrooms
- Baths: Family bathroom & ground floor cloakroom
- Reception: kitchen/day room, living room, dining room
- Garden: Front yard and south facing rear garden
- Love: Energy efficient family home
- Status: Chain free sale

This enchanting four-bedroom home on Alpha Road, Gorleston-on-Sea, is believed to be the clever amalgamation of two Victorian fishermen's cottages. A testament to its heritage, the house has been beautifully reimagined to suit modern family living, offering a seamless blend of historic charm and contemporary comfort.

The property sits proudly on a quiet street, its façade a subtle nod to its maritime past. A program of thoughtful improvements has enhanced its appeal, including external wall insulation for improved energy efficiency. The home is framed by UPVC double glazing and warmed by a gas central heating system powered by a combination boiler, ensuring comfort throughout the seasons.

The Tour:

Stepping into the home, the entrance hall immediately sets the tone with its welcoming atmosphere. Neatly tucked to one side is a practical cloakroom, complete with a storage cupboard ideal for keeping shoes, coats, and outdoor essentials out of sight.

The living room, to the left of the hall, is a tranquil retreat, anchored by a wood-burning stove set atop a slate hearth. A bay window floods the space with natural light, offering a cozy nook to relax with a book or simply enjoy the view of the quiet street.

The open-plan kitchen lies at the heart of the home, designed for both practicality and sociability. Adjacent to the kitchen is the dining room, a space perfectly suited for hosting. An open staircase adds architectural interest, while French windows provide a secondary access point to the garden, opening onto the decked BBQ area. This thoughtful layout creates an easy flow between indoor and outdoor spaces, ideal for entertaining on long summer evenings.

Beyond the kitchen is the south-facing conservatory, a light-filled sanctuary with tri-folding doors that blur the line between indoors and out. This versatile space is perfect for family gatherings or simply enjoying the sunshine, whatever the season.

Upstairs, four well-proportioned bedrooms radiate from the central landing. The principal bedroom is particularly noteworthy, featuring a generous walk-in wardrobe that offers ample storage and a touch of luxury. The remaining three bedrooms are equally inviting, each offering flexibility for family living, home working, or guest accommodation. A modern family bathroom with contemporary fittings completes the first floor.

Points to note:

- Tenure: Freehold
- Construction: Solid wall with external wall insulation
- Fenestration: uPVC double glazing
- Heating: Gas Central Heating via Combination Boiler
- Energy Performance: C 71
- Average Heating & Lighting Costs: £112 per month
- Council Tax: Band C (£1,933)
- Broadband: Ultrafast internet available up to 1,000mbps download

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The Area:

Alpha Road is nestled in the heart of Gorleston-on-Sea, a charming coastal town on Norfolk's eastern shoreline. This area is celebrated for its golden sandy beach, framed by dramatic cliffs and a sweeping promenade, making it a popular destination for both locals and visitors. Gorleston offers a vibrant yet relaxed lifestyle, with its mix of independent shops, cafés, and restaurants along the bustling High Street, all just a short walk from Alpha Road. The town's thriving community is complemented by its strong sense of heritage, seen in landmarks like the Pavilion Theatre, a seaside gem hosting live performances year-round.

Families are well-catered for, with a choice of highly regarded schools nearby, including Ormiston Academy and Cliff Park Ormiston Academy. For younger children, Southtown Primary School offers excellent facilities and a nurturing environment. The nearby James Paget University Hospital adds convenience and reassurance for residents.

Outdoor enthusiasts can explore the Norfolk Broads, just a short drive away, offering picturesque waterways ideal for boating and birdwatching. With Great Yarmouth and its extensive amenities close by, and Norwich accessible in under 40 minutes, Alpha Road balances the charm of a coastal retreat with the convenience of urban connectivity. It's a place where the sea breeze meets the comforts of modern living.

The Legal Bit:

At Larkes, we strive to provide accurate and true-to-life photographs, floor plans, and descriptions. However, our marketing materials are intended as a general guide only. We strongly recommend that prospective buyers visit the property in person, ask relevant questions, and verify all details independently.

We take our duty of care seriously and make every reasonable effort to ensure the information we present is correct. However, some details are based on information provided by the seller or third parties. Additionally, please note that floor plan measurements may be rounded and distances are approximate.





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Entrance hall



Dining area



Living room detail



Conservatory day room



Conservatory detail



Kitchen



South facing rear gardens



Family bathroom



Principle bedroom



Walk-in wardrobe, and bedroom detail



Bedroom two



Bedroom three

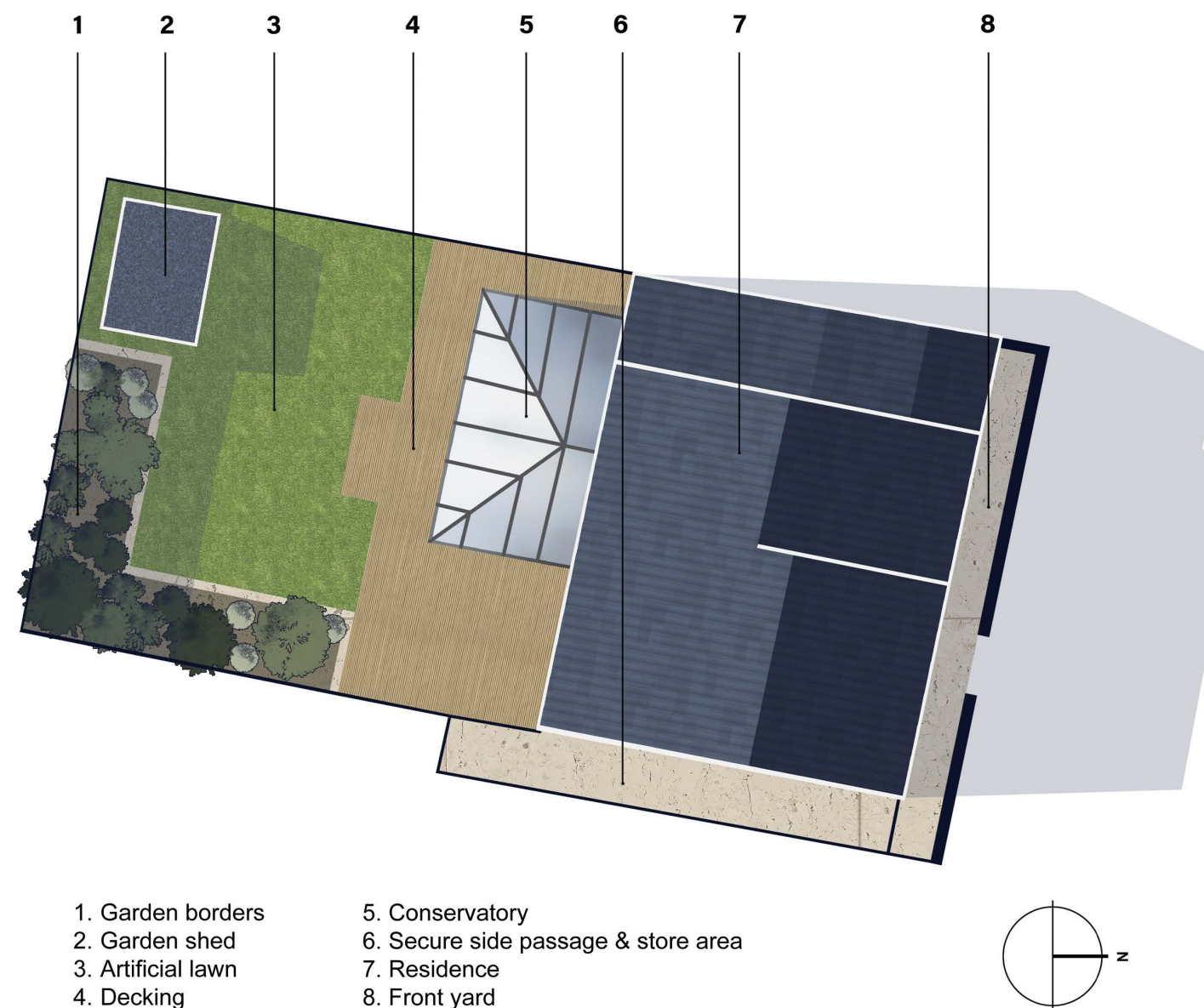
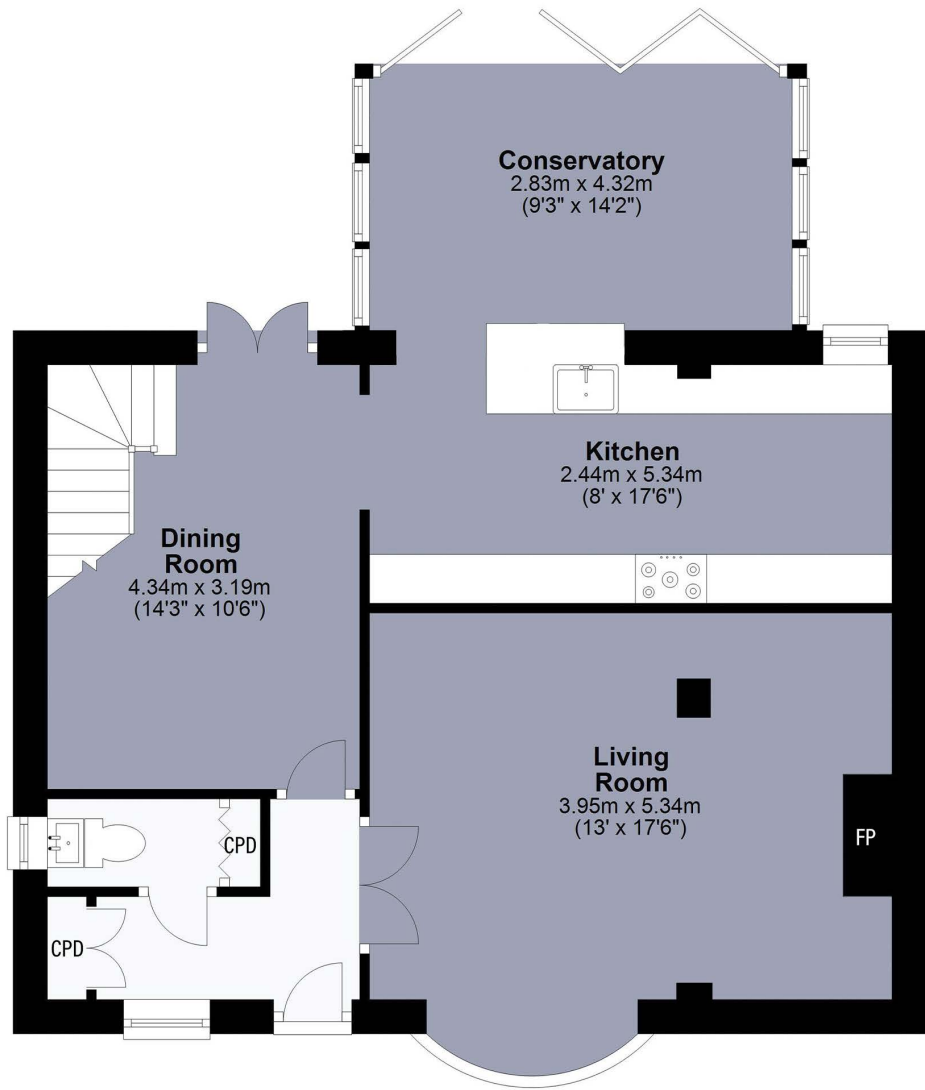


Illustration for identification purposes only, measurements are approximate and recorded from OS Map Data provided by NCC Map Explorer. Plan not to scale.



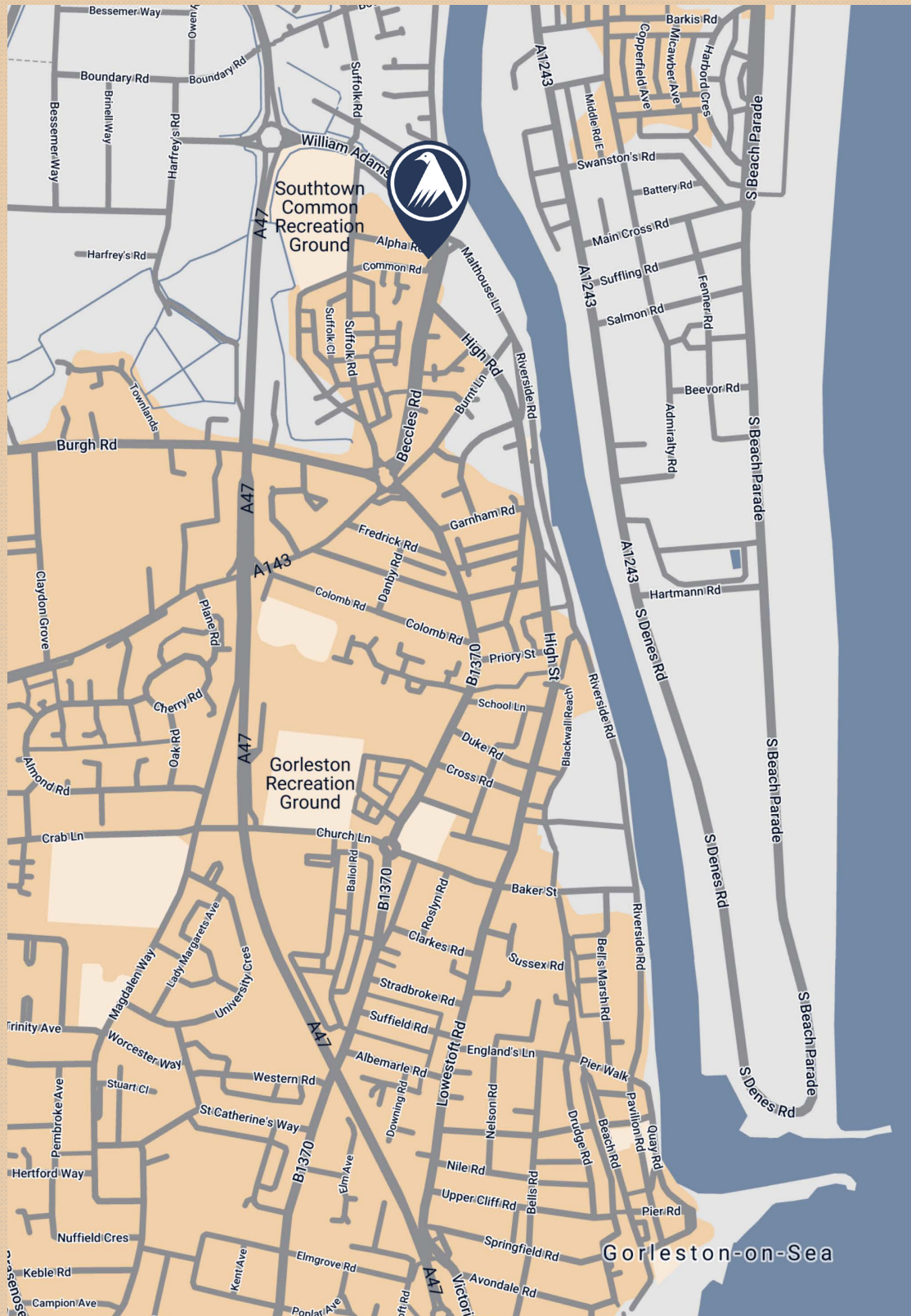
Ground Floor
Approx. 69.2 sq. metres (745.0 sq. feet)



First Floor
Approx. 55.8 sq. metres (600.7 sq. feet)

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Ref: 7351



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