



ADDRESS

4 Johnson Court
Pier Plain
Gorleston-On-Sea
Norfolk
NR316QZ

TENURE

Freehold

STATUS

Chain Free

L R K E S



“Nestled in a peaceful cul-de-sac, Johnson Court offers the perfect blend of seaside charm and modern convenience, just moments from Gorleston’s vibrant High Street, stunning beach, and excellent schools—an idyllic setting for families and professionals alike.”

The Tour:

Nestled at the rear of a private cul-de-sac, this modern mid-terraced home offers a serene retreat just moments from the vibrant amenities of Gorleston's High Street. In the opposite direction, the golden sands of the beach and the picturesque promenade await, making this an enviable coastal location.

The interior spans approximately 67.6 sq m (727 sq ft) and has been thoughtfully arranged to maximize space and light. The ground floor opens to a welcoming hallway, leading to a contemporary kitchen and a generously proportioned living room with direct access to the private garden. Upstairs, two spacious double bedrooms provide flexibility, while a well-appointed bathroom adds to the home's comfort.

The property benefits from gas central heating powered by a combination boiler, timber casement windows with double glazing, and an allocated parking bay within the cul-de-sac for added convenience. Outside, the low-maintenance rear garden and patio area offer a tranquil space for outdoor relaxation or dining.

This home perfectly balances modern convenience with coastal charm, ideal for those seeking both privacy and proximity to Gorleston's best attractions.

The Area:

Johnson Court, tucked away in a peaceful cul-de-sac off Pier Plain, offers residents a perfect blend of tranquility and convenience in Gorleston-On-Sea. Ideally positioned, it is just a short stroll from the bustling High Street, where a variety of shops, cafés, and essential amenities cater to daily needs. In the opposite direction, the stunning Gorleston beach and promenade provide a picturesque escape, ideal for morning walks, family outings, or relaxing by the sea.

The area is well-regarded for its excellent schools, including Cliff Park Ormiston Academy and Gorleston Primary Academy, making it an attractive choice for families. For leisure, residents can explore Gorleston Pavilion Theatre, enjoy riverside dining, or take advantage of nearby parks and coastal trails. With its welcoming community and close-knit atmosphere, Johnson Court combines the charm of seaside living with modern conveniences, creating an idyllic environment for families, professionals, and retirees alike.

Points to Consider:

Tenure: Freehold
Construction: Insulated cavity wall
Fenestration: Double glazed timber casements
Heating: Gas Central Heating via Combination Boiler
Energy Performance: C 74
Average Heating & Lighting Costs: £49 per calendar month*
Council Tax: Band C (£1,691.60)
Broadband: Ultrafast internet available up to 1,800mbps download

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.

* Recorded from the Energy Performance Certification – actual costs may vary depending on use & energy rates.



Kitchen



Kitchen detail



Living room



Hallway



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Front bedroom



Allocated parking bay



Bathroom



Rear bedroom

Ground Floor

Approx. 36.2 sq. metres (389.3 sq. feet)



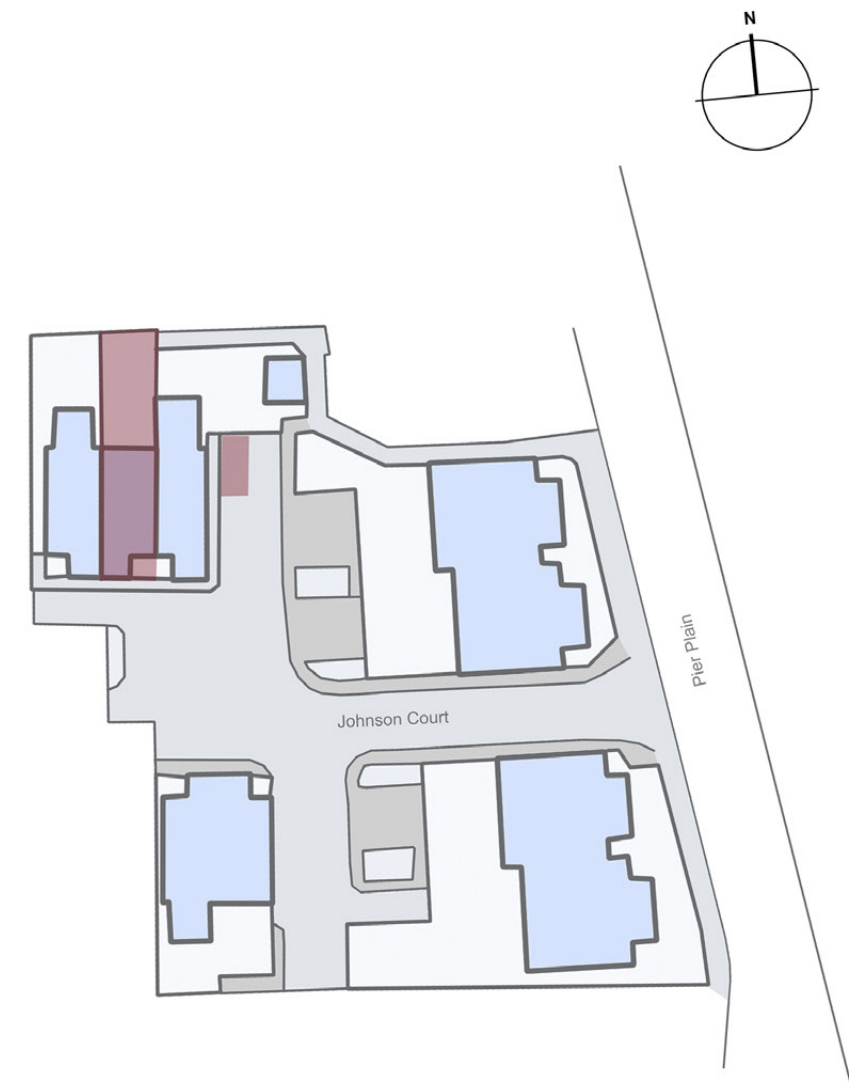
First Floor

Approx. 31.4 sq. metres (338.1 sq. feet)

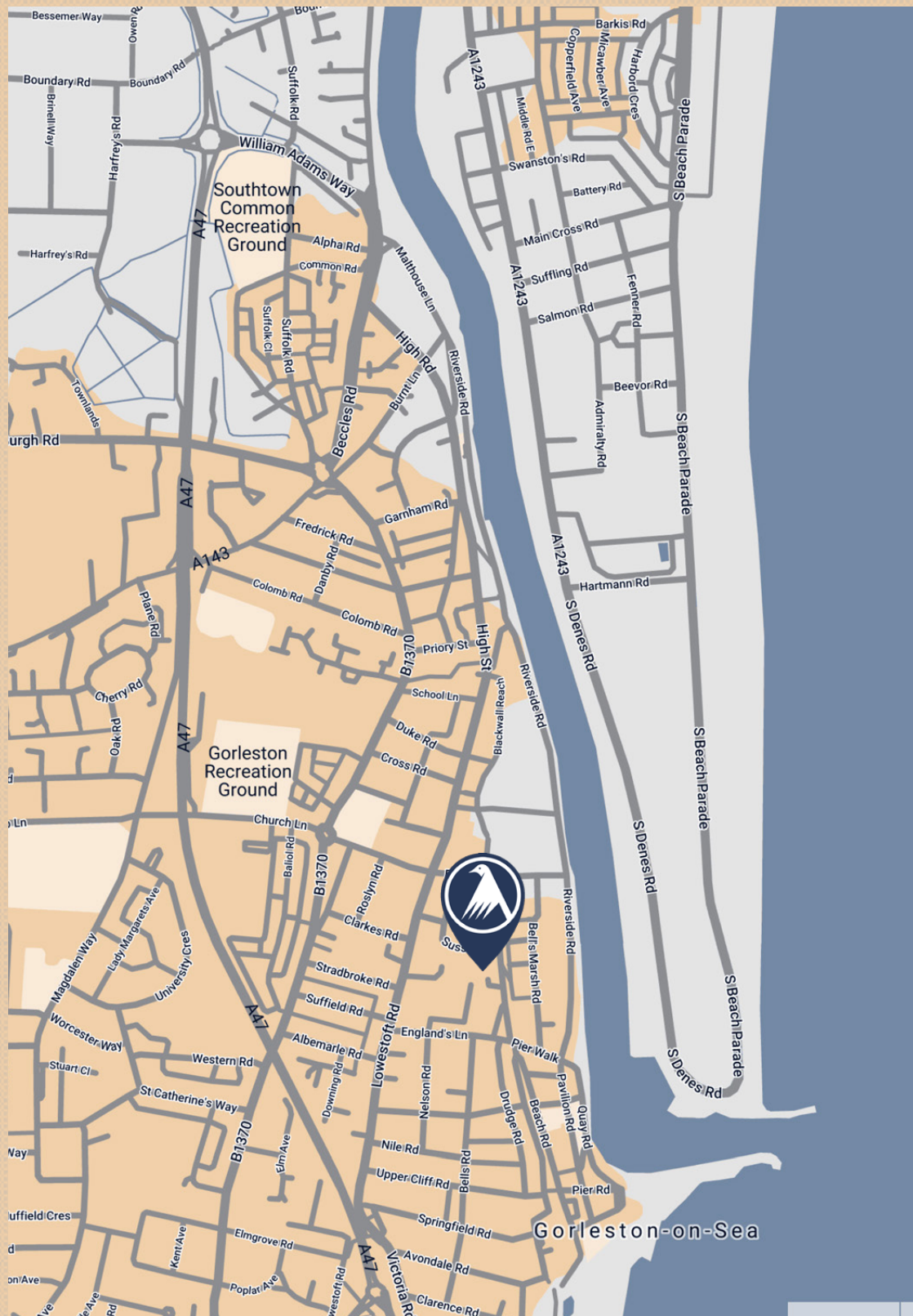


Site Plan

Approx. 100.6 sq. metres (1,083 sq. feet)



Ref: 7356



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