



ADDRESS  
20 Poplar Avenue  
Gorleston-On-Sea  
Norfolk  
NR31 7PW

TENURE  
Freehold

STATUS  
Chain Free Sale

# LARKES

WWW.LARKES.CO.UK  
SALES@LARKES.CO.UK  
01493 330299





***“A charming detached bungalow offering relaxed elegance and period charm, set within a quiet, leafy avenue moments from the Norfolk coast.”***

**20 Poplar Avenue, Gorleston-On-Sea**

**The Tour:**

Set amongst the leafy tranquillity of Poplar Avenue, this charming, detached bungalow offers the relaxed elegance of 1950s architecture in the desirable coastal enclave of Gorleston-On-Sea, Norfolk.

Approached via a walled front garden, the home greets visitors through a gated driveway framed by mature perennial planting, subtly enhancing its private and welcoming character.

Thoughtfully arranged across a single storey, the accommodation prioritises effortless living. Bedrooms occupy the quieter, northern frontage, while living spaces and the kitchen stretch generously across the southern aspect, embracing abundant natural light and views over the established rear garden. The southerly orientation invites sunlight to gently fill each reception room, creating a serene and warm interior atmosphere.

Internally, the home retains a sense of period charm whilst benefiting from modern comforts such as uPVC double glazing and efficient gas central heating via a combination boiler. The outdoor spaces complement the interior with a sunny garden area, ideal for relaxation or entertaining, enhanced by mature planting that adds privacy and a lush backdrop.

Situated moments from the seafront and within convenient proximity to the local hospital, Poplar Avenue offers both coastal and practical appeal. This property presents a wonderful opportunity to acquire a timeless home in an exceptionally sought-after location.

**The Area:**

Poplar Avenue, nestled within the coastal charm of Gorleston-On-Sea, Norfolk, is a tranquil, tree-lined street known for its inviting atmosphere and enviable proximity to the seafront. This sought-after location perfectly blends a peaceful residential feel with practical convenience, positioned close to James Paget Hospital and within easy reach of reputable local schools, including Cliff Park Ormiston Academy and Peterhouse Primary Academy.

Residents enjoy leisurely strolls along the award-winning Gorleston beach, famed for its golden sands and gentle shoreline, as well as picturesque cliff-top walks. Nearby Gorleston High Street offers an eclectic mix of independent boutiques, welcoming cafés, and essential amenities, making daily life both comfortable and enjoyable.

For a broader selection, the bustling town centre of Great Yarmouth is just minutes away, hosting vibrant markets and cultural attractions. Outdoor enthusiasts will appreciate proximity to the Norfolk Broads, offering sailing, wildlife spotting, and scenic cycling routes. Poplar Avenue's excellent transport connections ensure effortless access to surrounding towns and countryside, enhancing the appeal of this distinctive avenue as a perfect base for families and professionals alike seeking the very best of coastal Norfolk living.

**Points to Consider:**

Tenure: Freehold

Construction: Solid brick

Fenestration: uPVC double glazing

Heating: Gas central heating via combination boiler

Energy Performance: D 62

Average Heating & Lighting Costs: £75 per calendar month\*

Council Tax: Band C (£2,024.86)

Broadband: 'Ultrafast' connection available (1,000 Mbps download / 1,000 Mbps upload)

**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 and supplier rates.

**FIND  
YOUR  
NEST**





**FIND  
YOUR  
NEST**





Dining area



Kitchen



Dining area with view into living room



Living room





**FIND  
YOUR  
NEST**





Principle bedroom



Second bedroom



Third bedroom



Shower room





Shower room detail



South facing rear gardens



Gardens



Garden detail



# LARKES

**FLOOR AREA**  
**81.4 SQ M**  
**876 SQ FT**

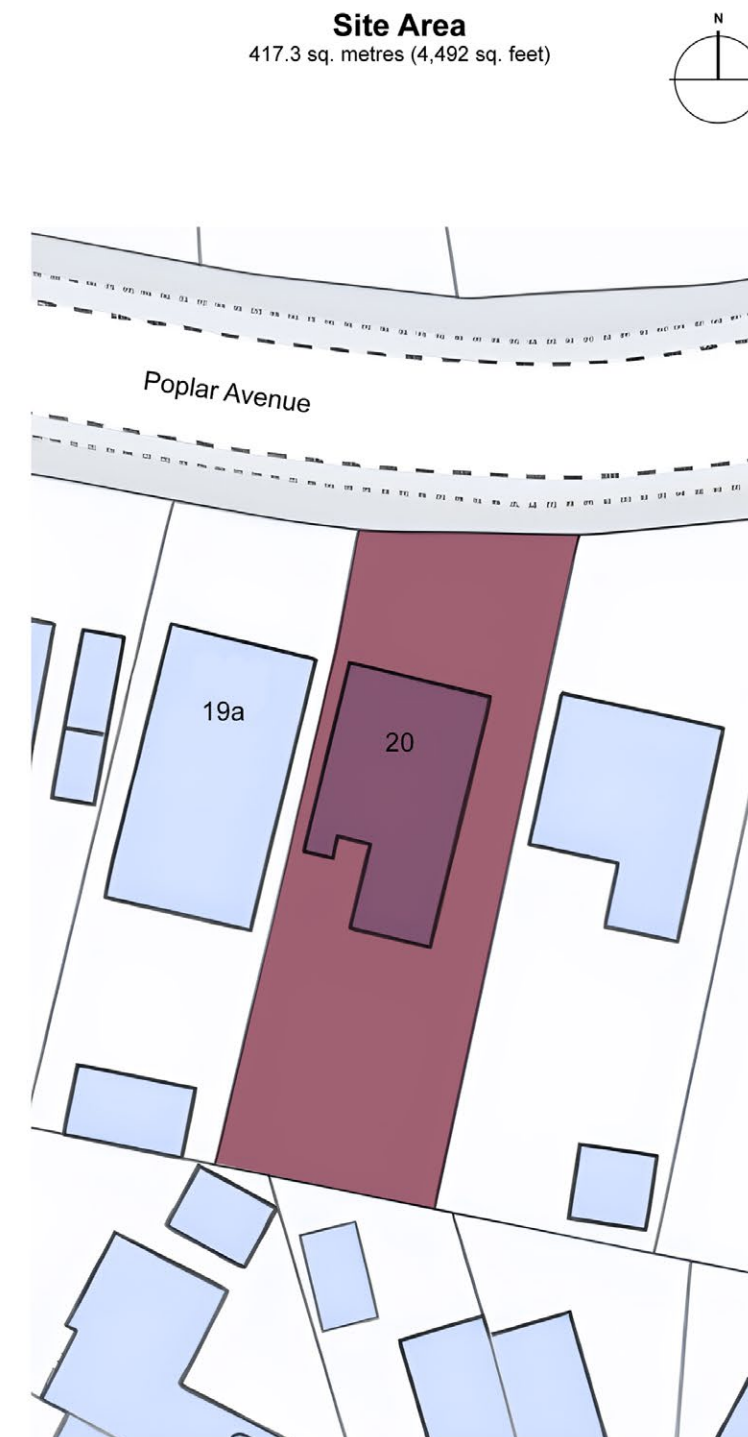
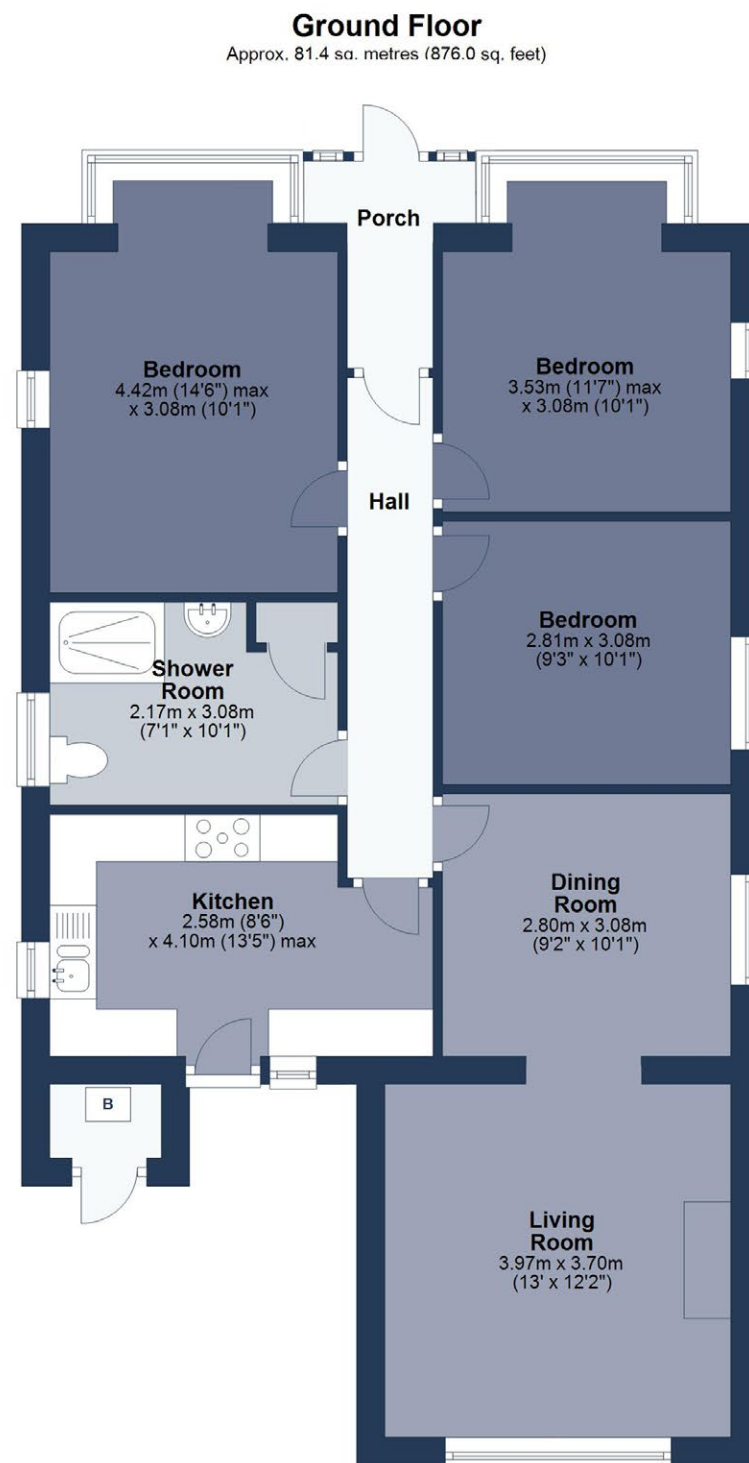
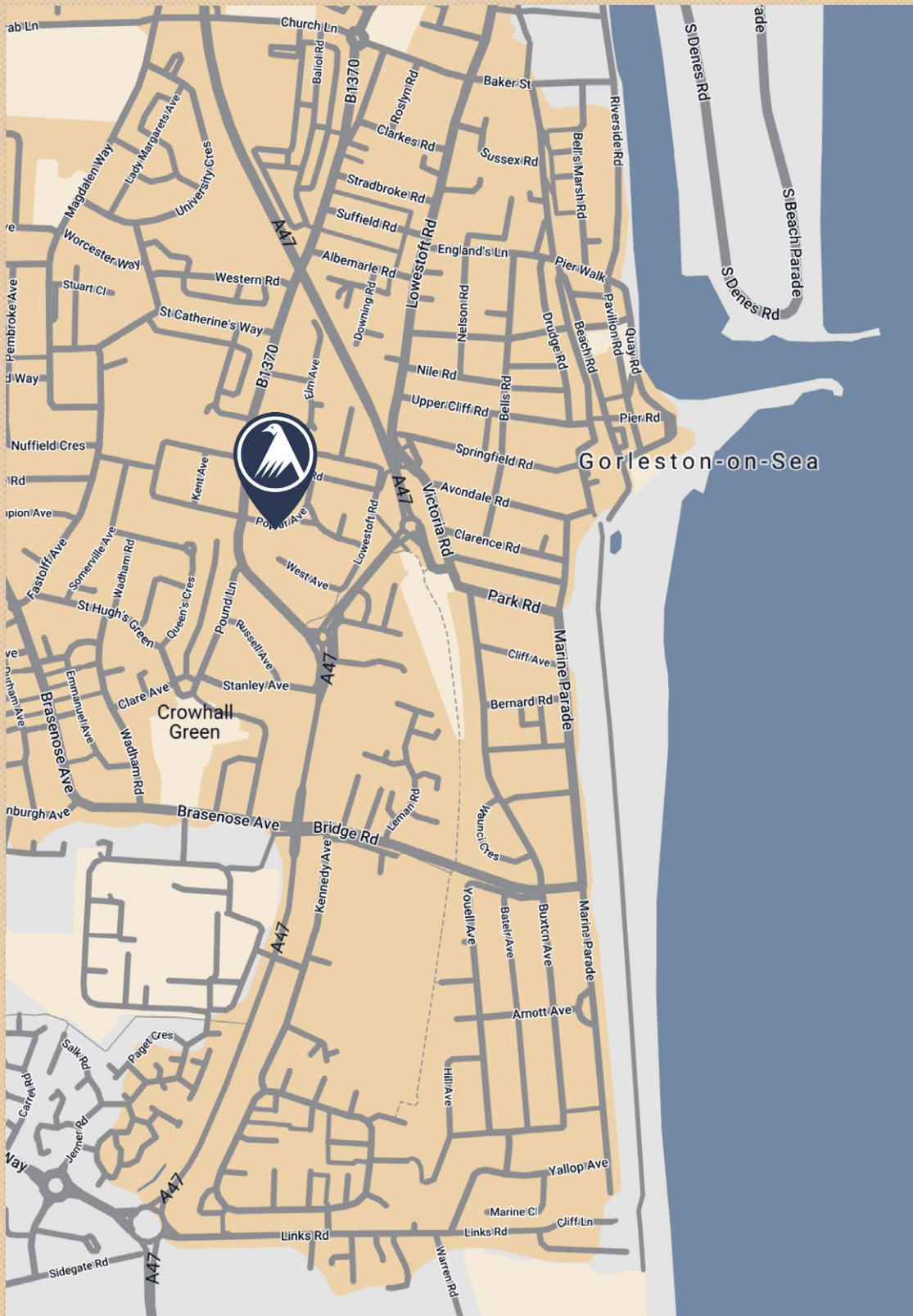


Illustration for identification purposes only, measurements are approximate. Plan not to scale.



Ref: 7362



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