



ADDRESS

16 Garnham Road  
Gorleston-On-Sea  
Norfolk  
NR316PB

TENURE

Freehold

STATUS

The owners are  
actively looking for  
their next home

# L LARKES S

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***“Lovingly renovated with bespoke craftsmanship and a beautifully designed garden, this elegant home offers light-filled living in a quiet, well-connected corner of Gorleston-on-Sea.”***



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***“Thoughtfully designed interiors with limed oak flooring and bespoke storage solutions throughout.”***

THIS THOUGHTFULLY updated home offers a compelling blend of character and craftsmanship in a desirable coastal setting. Designed with both comfort and practicality in mind, its interiors reveal a considered approach to layout and materiality, creating spaces that feel calm, welcoming, and quietly refined. With generous proportions, an emphasis on natural light, and a seamless connection to its outdoor surroundings, the property presents an ideal environment for modern living just moments from the amenities and shoreline of Gorleston-on-Sea.

#### THE TOUR:

A charming semi-detached chalet bungalow, totalling over 1,100 sq ft. Originally built in the 1930s this cherished home has been lovingly renovated to a high specification throughout. The property sits on a leafy residential street, it has a glorious landscape designed south facing garden.

Entry is via a walled front garden with limestone paving and slate chippings, planted with clipped box, Hosta's and Lebertia. A storm porch opens into a central hallway where limed oak flooring extends through to the reception spaces beyond. To the left of the hall is a generous reception room bathed in the light of a bay window, with charming views of the tree lined street.

To the right of the entrance hall is the ground floor bedroom, where a further bay window ensures excellent levels of natural light. This room is presently utilised as a home office and guest room. It is a flexible space and could have a variety of uses.

To the rear the space dramatically leads into an open-plan kitchen and dining area. Natural light pours in through south facing windows, a glazed door leads to the landscape designed garden where Dutch brick paved patios offer alfresco dining opportunities. The terraced garden has been formed from Corten steel, creating ornamental lawns and well-established perennial borders.

The kitchen was hand built by local cabinet makers, the framed shaker doors feature cast brass handle ware, oak counter tops provide warmth and contrast, whilst the sink surround is finished in a Carrara marble quartz worktop. Fitted appliances include Bosch undercounter fridge & freezer, Smeg dishwasher, and a Fisher & Paykel range hood. The dining area has panelled walls which conceal the understairs cupboard and incorporate peg rail and open selves for additional storage. To the rear of the kitchen is a laundry area with bespoke cabinetry, and a cloakroom with Burlington sanitaryware including washstand basin, and 'Verde butterfly' granite countertops.

On the first floor a central landing leads in turn to a family bathroom, with freestanding custom painted plinth bathtub and an open double shower, the unlacquered brass tapware by Catchpole & Rye and terrazzo flooring create a luxurious space in which to relax. On the first floor are two bedrooms, the large primary bedroom has a dressing area with dormer window and curtains to conceal an open wardrobe.





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*“A hand-built kitchen by local craftsmen with oak worktops and Carrara marble quartz detailing.”*





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**GARNHAM ROAD** enjoys a quiet yet highly convenient setting, just a short stroll from Gorleston High Street, where a mix of independent shops, cafes, and essential services create a strong sense of community. Also nearby is Priory Gardens – a charming, landscaped public park popular with dog walkers, families, and those seeking a peaceful green space. The area is particularly well-suited to young families, with several highly regarded primary and secondary schools, nurseries, and healthcare services all within easy reach.

Gorleston's celebrated sandy beach is just a short walk away – a wide Edwardian promenade lines the shore, home to traditional seaside gardens, a boating lake, and the historic Gorleston Pavilion

Theatre. The seafront is ideal for year-round walks, sea swims, and beachside picnics, offering one of Norfolk's most picturesque and accessible coastal environments.

The local golf club offers excellent facilities and is just a few minutes' drive away, while the cafes and neighbourhood stores along Bells Road – including the ever-popular Margot's Lounge – add to the area's relaxed yet vibrant atmosphere. Excellent public transport links connect Gorleston to Great Yarmouth, Norwich, and beyond, while the nearby James Paget University Hospital makes the area popular with healthcare professionals and retirees alike.

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***“A peaceful setting within walking distance of the high street, schools, parkland, and Gorleston beach.”***





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The primary bedroom





Family bathroom



Bathroom detail



Utility area



Ground floor cloakroom





First floor rear bedroom



Bedroom detail



Alternate view of rear bedroom



South facing gardens





A sunny patio



Ground floor guest room & office



Guest room



Established landscape designed gardens





POINTS TO CONSIDER:

- Tenure:** Freehold
- Construction:** Solid Wall
- Fenestration:** uPVC double glazing
- Heating:** Gas central heating via combination boiler
- Energy Performance:** C 73
- Average Heating & Lighting Costs:** £100 pcm\*
- Council Tax:** Band C (£2,024.86)
- Broadband:** 'Ultrafast' connection available (1,800 Mbps download / 220 Mbps upload)

THE LEGAL BIT:

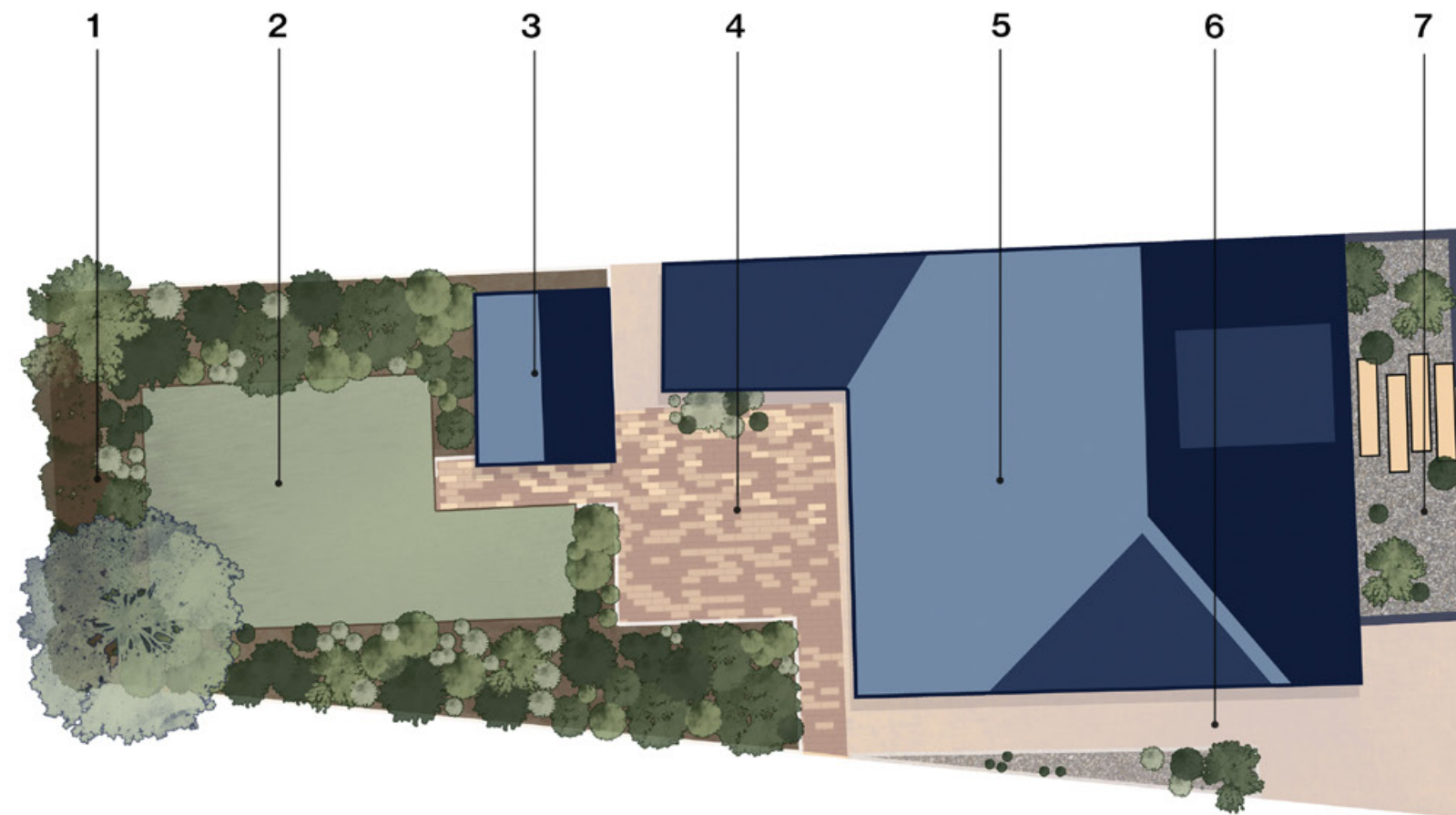
At Larkes, we strive to provide accurate and true-to-life photographs, floor plans, and descriptions. However, our marketing materials are intended as a general guide only. We strongly recommend that prospective buyers visit the property in person, ask relevant questions, and verify all details independently.

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 Owners recent bills – actual costs may vary depending on use and supplier rates.







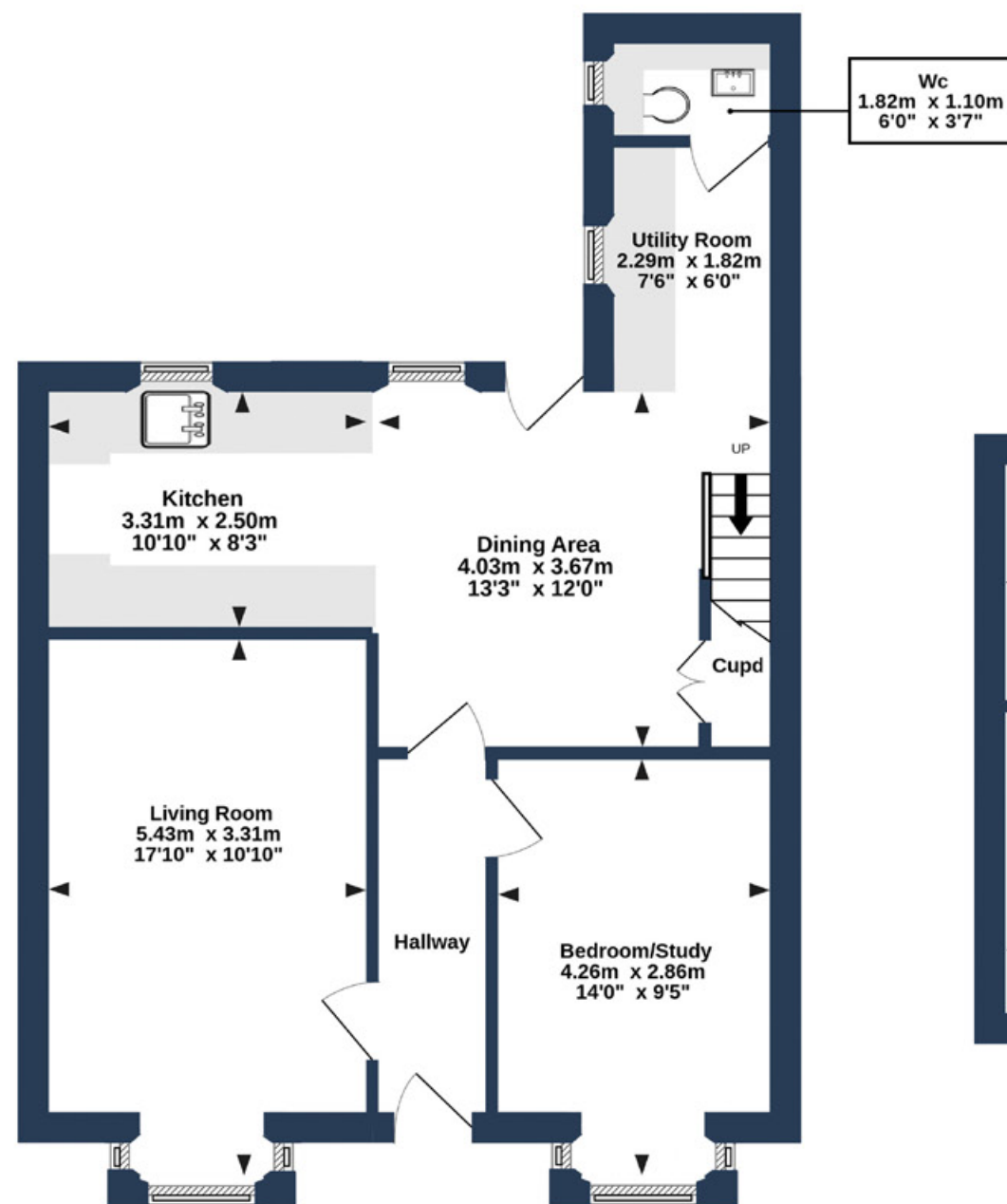
1. Herbaceous borders
2. Lawn
3. Garden shed
4. Paved patio
5. Residence
6. Side passage & bin storage
7. Landscaped walled yard



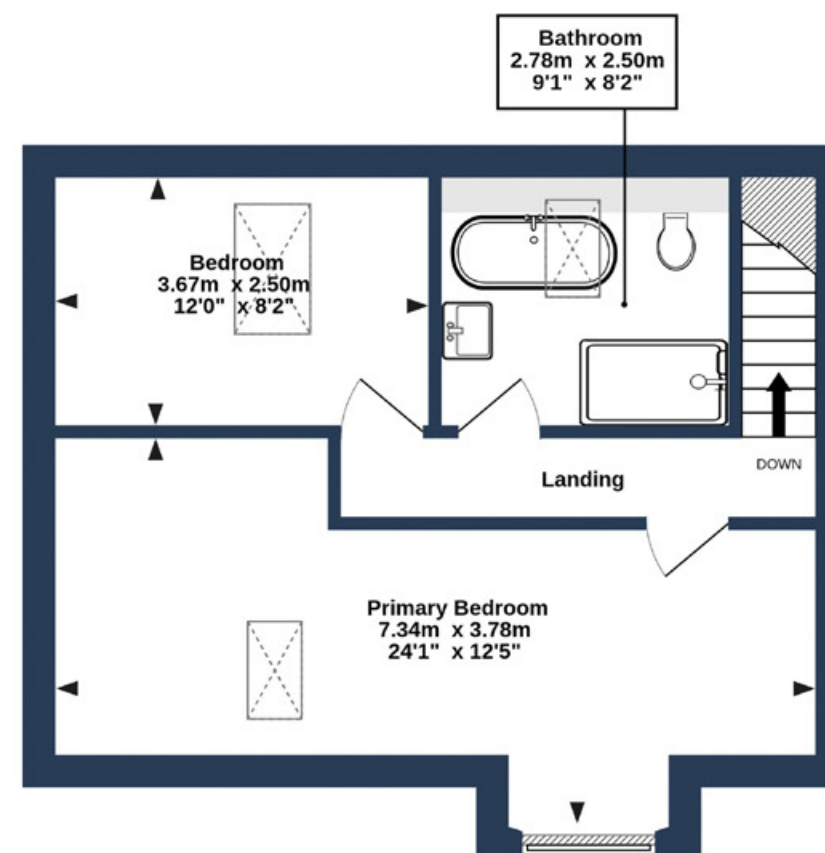
Illustration for identification purposes only, measurements are approximate  
 and recorded from OS Map Data provided by NCC Map Explorer.  
 Plan not to scale.



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



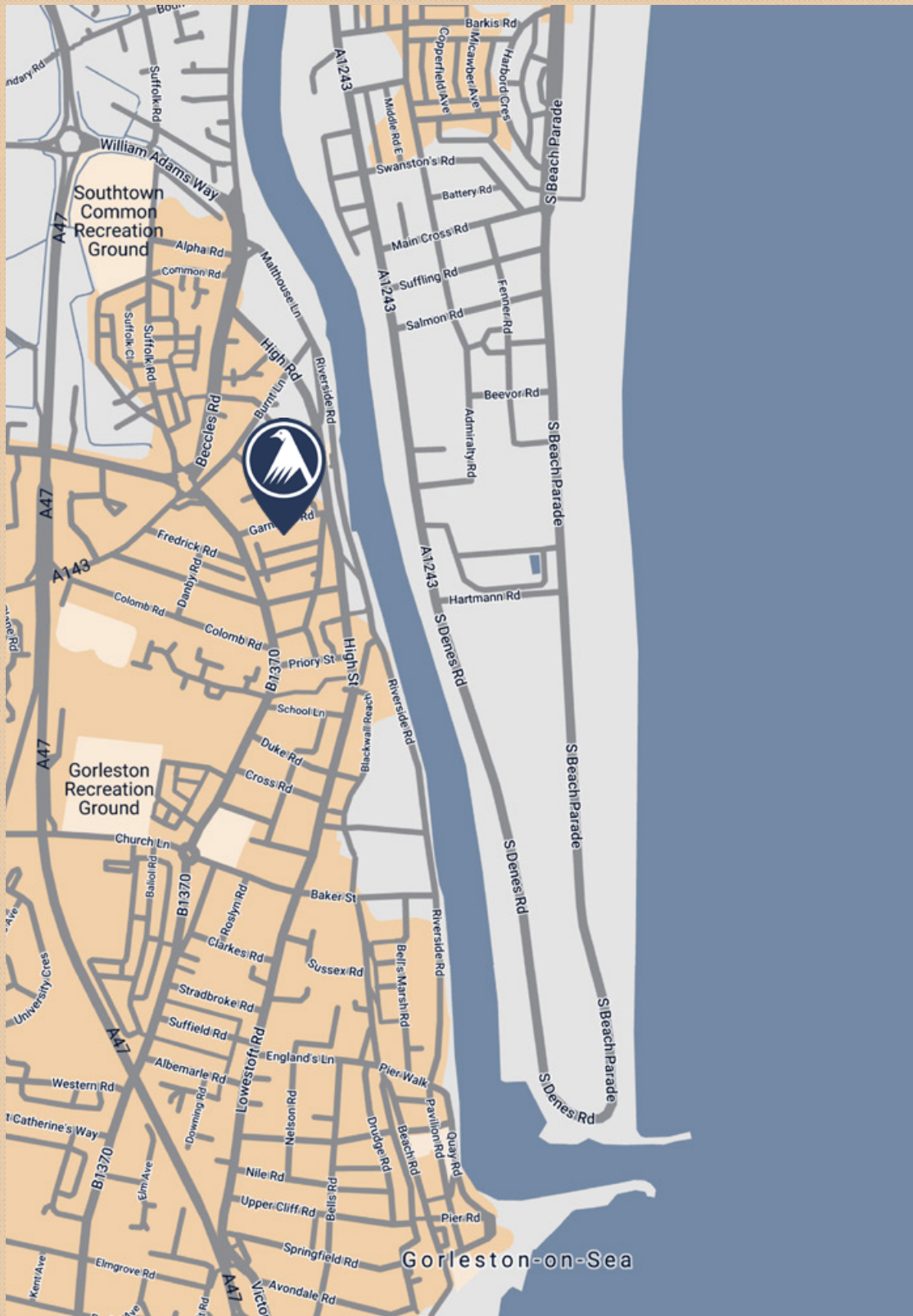
Ground Floor  
 61.7 sq.m. (664 sq.ft.) approx.



First Floor  
 42.5 sq.m. (458 sq.ft.) approx.



Ref: 7371



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