



ADDRESS

Lily Pad
1c Fredrick Road
Gorleston-On-Sea
Norfolk, NR318BN

TENURE

Freehold

STATUS

Chain Free

L R K E S

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‘GENEROUS PROPORTIONS AND A PRIVATE GARDEN IN THE HEART OF GORLESTON’

Lily Pad, 1c Fredrick Road, Gorleston-On-Sea, NR318BN

Freehold | 77.9 sq m / 839 sq ft

The Tour: Tucked into a quiet residential street, this mid-terrace 1940s home offers well-balanced interiors and a low-maintenance garden, perfectly suited to family life.

The ground floor unfolds with a bright lounge at the front, centred around a traditional fireplace and bay window that draws in natural light. Beyond lies a dining room, another fireplace providing a focal point, with glazed doors leading into the kitchen. The kitchen is practical in layout, fitted with cabinetry and worktops arranged for ease of use, and connects directly to a utility area. A family bathroom with both bath and shower lies at the rear, completing the ground floor.

Upstairs, two generous double bedrooms are arranged on either side of the landing. The rear bedroom is complemented by a versatile dressing area or nursery, ideal as a child's room or home office.

Outside, the garden is paved for easy upkeep, with ample room for entertaining, potted planting, and al fresco dining.

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Living room



Dining room detail



Entrance hall

The Area: Fredrick Road is positioned within easy reach of Gorleston's sandy beach and bustling high street, where independent shops, cafés, and restaurants line the streets. The town also benefits from supermarkets, a library, a theatre, and regular bus services into Great Yarmouth and Norwich.

For families, the house falls within the catchment of Wroughton Infant Academy, Wroughton Junior Academy, Lynn Grove Academy, and Ormiston Venture Academy. Healthcare is well served by the nearby James Paget University Hospital, and excellent road links connect the town to the A47 for quick access across Norfolk and Suffolk.

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.

* Figures taken from EPC estimate and may vary depending on usage and supplier rates

† Source: Ofcom broadband availability checker – subject to provider and package

Points to Consider:

- Tenure: Freehold
- Construction: Brick under a slate tiled roof
- Fenestration: uPVC double glazing
- Heating: Gas central heating
- Energy Performance Rating: TBC
- Average Heating & Lighting Costs: [awaiting EPC details]
- Council Tax: Band A (£1,518.65 p.a.)
- Broadband: Ultrafast available – up to 1,800 Mbps download / 220 Mbps upload†
- School Catchment: Wroughton Infant & Junior Academies; Lynn Grove Academy; Ormiston Venture Academy



Dining room



Kitchen



Bathroom



Utility



Front bedroom



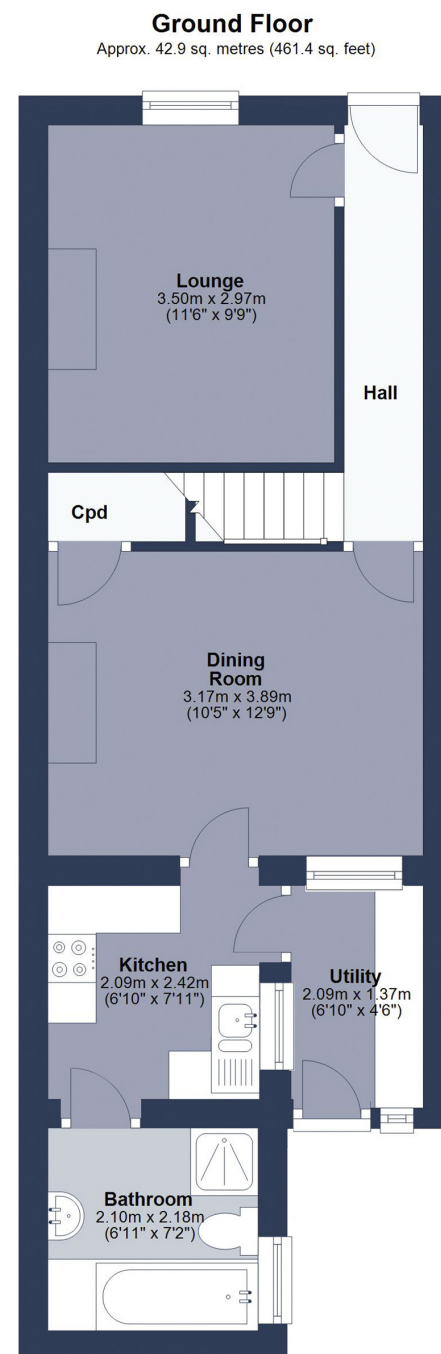
Rear bedroom



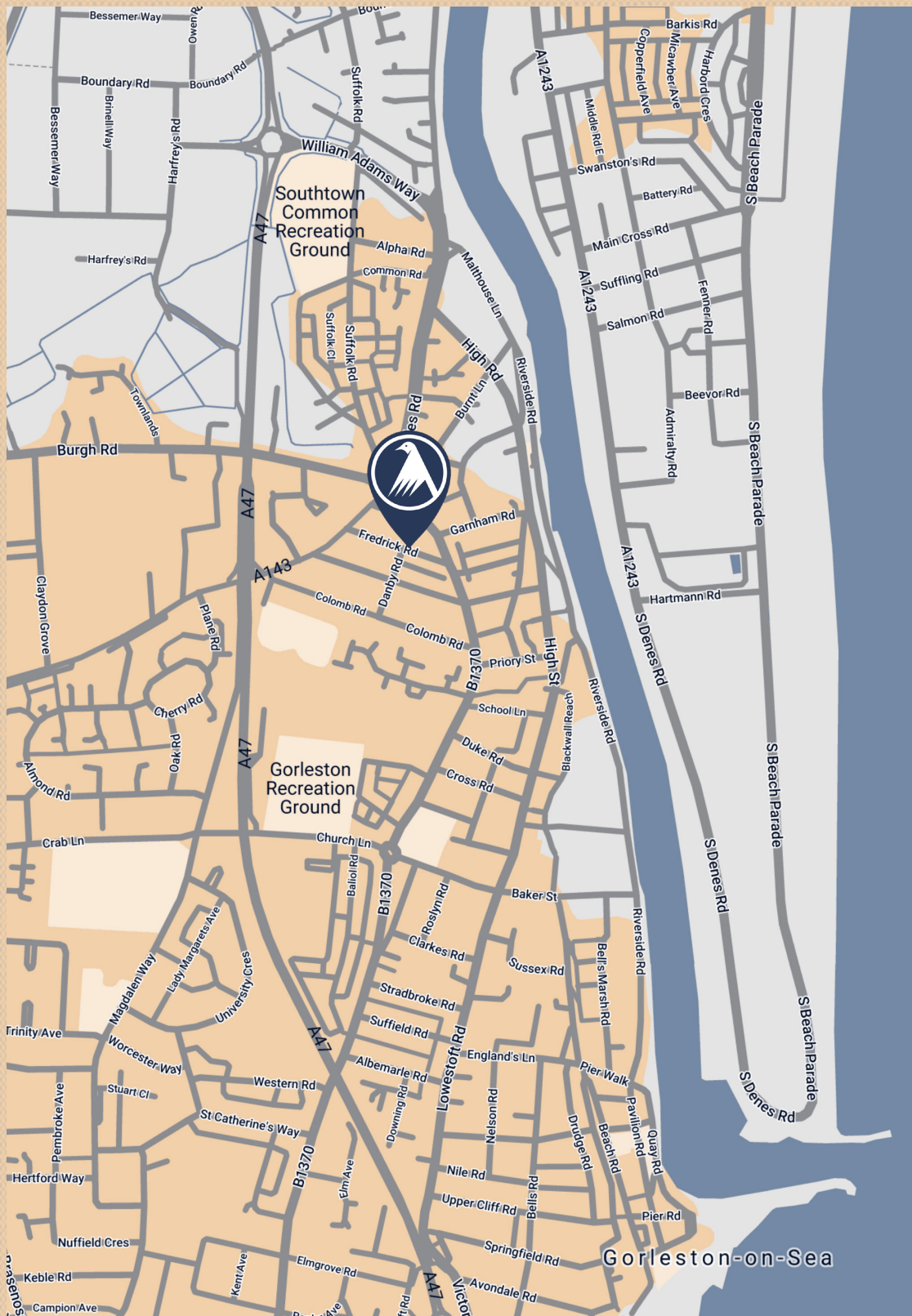
Dressing room/nursery



Low maintenance garden



Ref: 7387



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