



ADDRESS

45 Elm Avenue
Gorleston-On-Sea
Norfolk
NR318RD

TENURE

Freehold

STATUS

Chain Free

LARKES

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“A settled, single-storey home where green open space, quiet routine and coastal proximity come together with rare ease.”

45 Elm Avenue, Gorleston-On-Sea, NR31 7PL

Freehold | 98 sq m (1,055 sq ft)

The Tour: Occupying a particularly attractive position within a well-established cul-de-sac, this modern detached bungalow looks directly out across open green space, lending the property an immediate sense of calm and outlook that is increasingly hard to find. It is a home shaped as much by its setting as by its layout — open at the front, private at the rear, and quietly self-contained throughout.

Internally, the accommodation is arranged with the clarity and practicality that defines good bungalow design. A central hallway forms the backbone of the house, allowing rooms to sit naturally alongside one another, with no wasted circulation and an intuitive flow from space to space.

The sitting room is comfortably proportioned and gently formal, centred around a feature fireplace that gives the room its focus. From here, sliding doors lead into the conservatory, extending the living accommodation and softening the boundary between inside and out. It is a connection that feels natural rather than added — one space leading easily into the next.

The conservatory is bright and well-positioned, with views across the rear garden and direct access to the paved terrace. It serves equally well as a quiet retreat, a space for entertaining, or simply somewhere to sit and follow the changing light through the day and seasons.

The kitchen/diner is sensibly arranged and generously fitted, with ample storage, integrated appliances and space to dine comfortably. It is a room designed around everyday living — practical, familiar and reassuringly straightforward.

There are three bedrooms, each well proportioned and offering flexibility for visiting family, hobbies or home working. The bathroom is neatly presented and conveniently placed, completing the internal arrangement with a sense of order and ease.

Outside, the rear garden is enclosed and manageable, with a balance of lawn and paved seating areas, and established planting that gives both privacy and seasonal interest. It is a garden that invites use rather than obligation. A driveway and garage provide valuable storage and parking, reinforcing the practical strengths of the property.

Offered chain free, this is a home that feels settled and ready — carefully maintained, well located, and prepared for its next custodian.

The Area: Elm Avenue is a location long valued for its quiet, residential character and its proximity to everyday essentials. The parkland outlook directly opposite the property shapes daily life in subtle but meaningful ways — offering openness, light and an easy incentive to step outside for a walk.

Gorleston High Street lies within easy reach, providing shops,

cafés and local services, while the seafront and beach are close enough to become part of a regular routine rather than a special occasion. The nearby James Paget University Hospital adds a layer of reassurance that many buyers quietly prioritise.

Transport connections are straightforward, linking Gorleston with Great Yarmouth and beyond, yet the area retains a settled, community-minded feel. It is a location that supports independence, comfort and continuity — particularly well suited to retirees and downsizers seeking a calm, well-balanced lifestyle.

Points to Consider:

Tenure: Freehold
Construction: Modern cavity construction
Fenestration: uPVC double glazing
Heating: Gas central heating via modern combination boiler
Energy Performance Rating: C 73
Average Heating & Lighting Costs: £77 pcm
Council Tax: Band D (£2,277.97)
Broadband: Ultrafast — up to 1,800 Mbps download / 1,000 Mbps upload †
School Catchment:
Primary: Ormiston Cliff Park Primary Academy
Secondary: Cliff Park Ormiston Academy & Ormiston Venture Academy

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



**FIND
YOUR
NEST**



Kitchen/diner



Established rear gardens



Conservatory detail



Kitchen detail



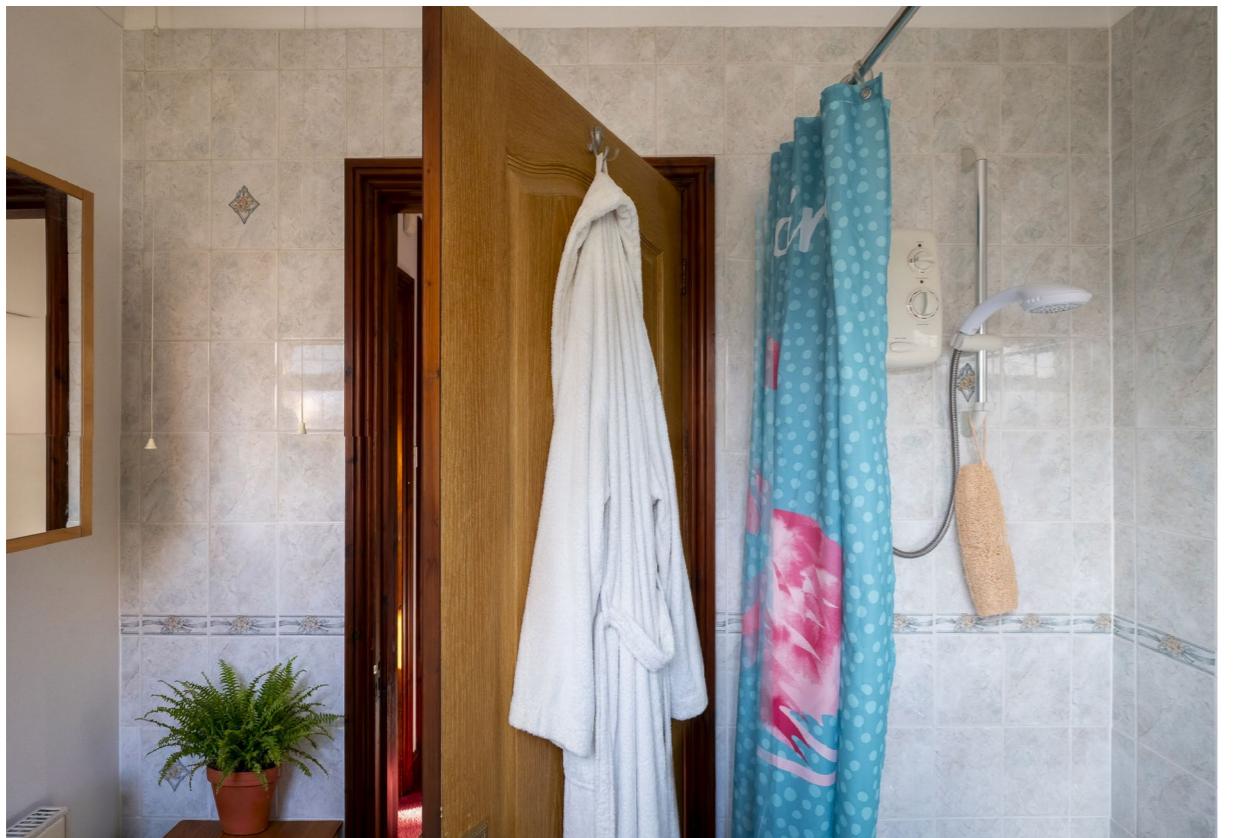
**FIND
YOUR
NEST**



Living room



Livingroom fireplace



Bathroom detail



Bathroom



Primary bedroom



Detail of second bedroom



Generous second bedroom



Third bedroom

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SITE AREA
269.0 SQ M
2,895 SQ FT

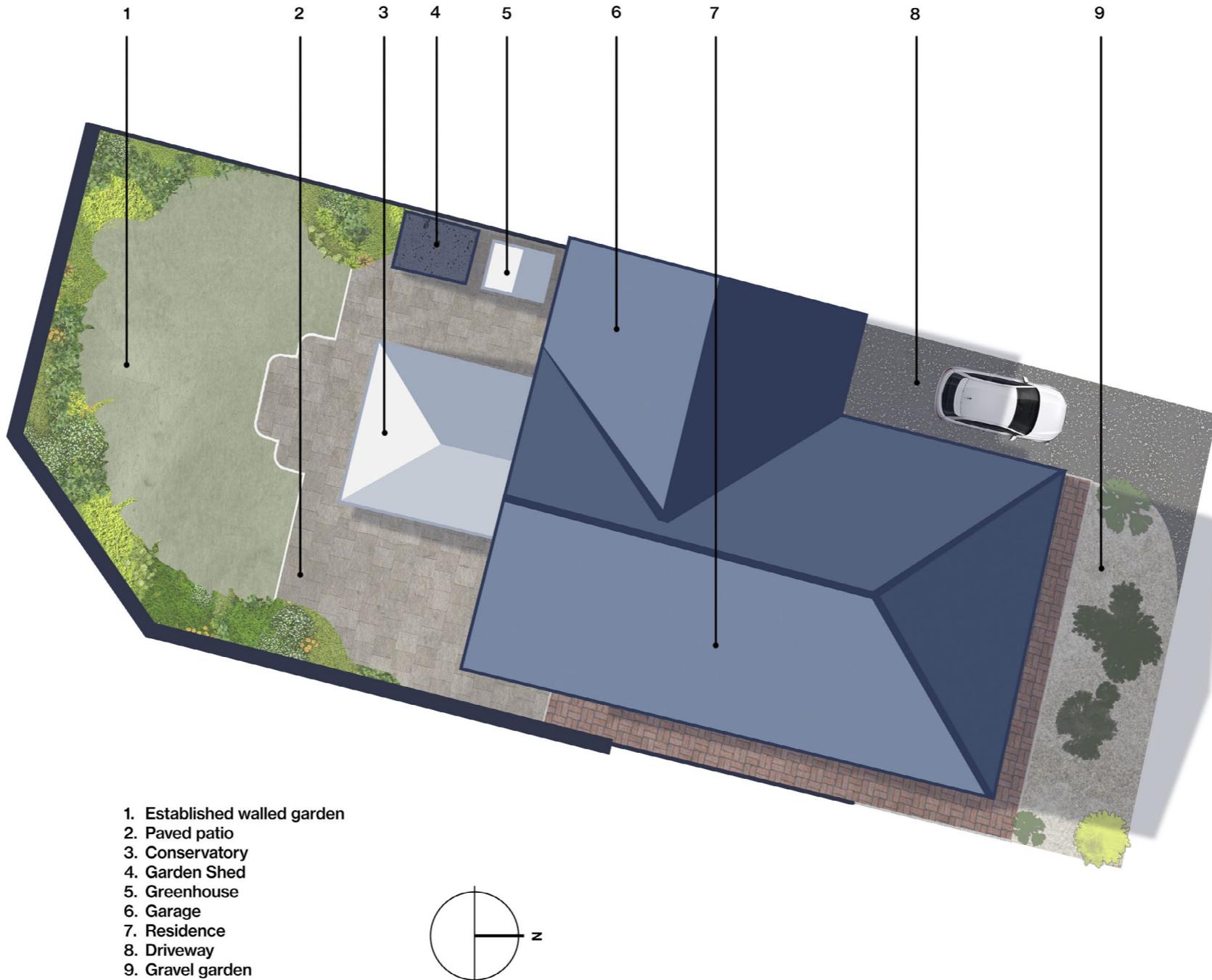
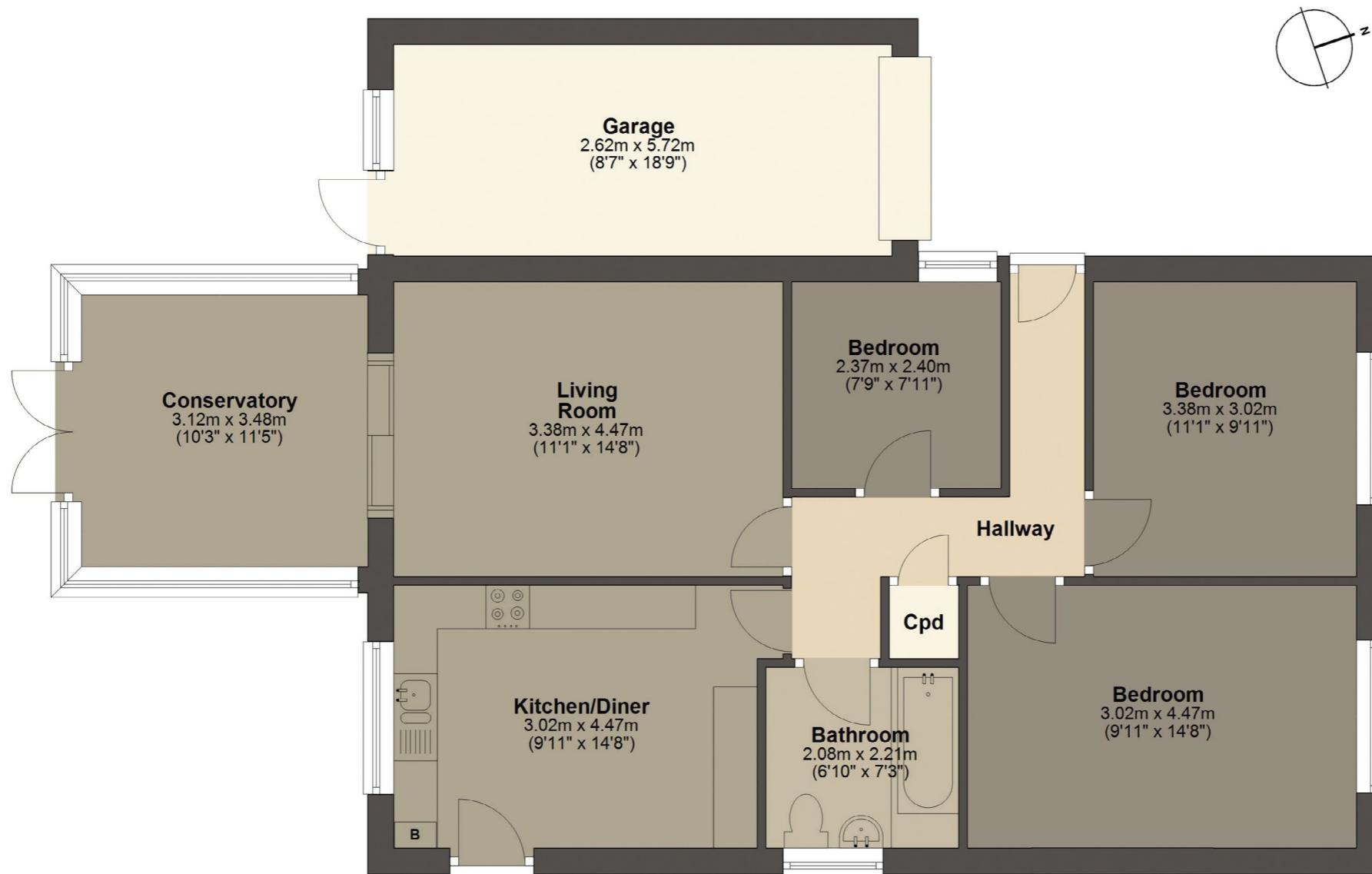


Illustration for identification purposes only, measurements
are approximate and recorded from OS Map Data.
Plan not to scale.

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FLOOR AREA
98.0 SQ M
1,055 SQ FT



Main area: Approx. 83.0 sq. metres (893.1 sq. feet)
Plus garages, approx. 15.0 sq. metres (161.5 sq. feet)

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

Ref: 7394



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