

Aldreds
Estate Agents

11 Warren Road, Gorleston NR31 6JT

Guide Price £750,000





11 Warren Road

Gorleston NR31 6JT

An Exceptional Coastal Residence with Golf Course Frontage, Sea Views and Outstanding Lifestyle Appeal.

Key Features

- * Elegant detached four-bedroom period residence
- * Three beautifully appointed bathrooms
- * Ground-floor guest suite with en-suite shower room
- * Frontline position overlooking the golf course
- * Sea views
- * Planning permission granted for a stunning full-width roof terrace
- * Approved external staircase linking the terrace to the garden
- * Double integral garage
- * Extensive private off-road parking
- * Beautifully presented throughout
- * Approximately three minutes' walk to Gorleston's award-winning sandy beach
- * Superb family home with excellent lifestyle and holiday-let potential



Description

Occupying one of Gorleston-on-Sea's most enviable positions, overlooking the golf course with captivating views towards the sea, this elegant four-bedroom, three-bathroom period residence offers an exceptional blend of character, space and contemporary family living.

Beautifully restored and impeccably maintained, the property effortlessly combines timeless period charm with the comfort and practicality expected of a modern home. Every room has been thoughtfully presented, creating an inviting and sophisticated home that is ready to move straight into.

Designed with flexibility in mind, the accommodation includes a generous ground-floor double bedroom with its own en-suite shower room, sliding doors to the garden with a decked area, making it ideal for multi-generational living, visiting guests, independent teenagers or those seeking single-level accommodation without compromise.

Outside, the property is equally impressive. A large double internal garage is complemented by extensive off-road parking, providing ample space for multiple vehicles, recreational equipment or visiting family and friends.

One of the home's most exciting features is the granted planning permission for a spectacular full-width roof terrace.

Designed to maximise the panoramic golf course and sea views, the terrace will provide an outstanding entertaining space with external stairs leading directly into the garden—creating a truly unique setting for summer evenings, family gatherings and sunset drinks overlooking the coastline.





Just a three-minute walk from the award-winning sandy beach at Gorleston-on-Sea, the location offers an enviable coastal lifestyle. Whether it's morning walks along the promenade, paddleboarding, rounds of golf or simply enjoying the vibrant seafront cafés and restaurants, everything is on your doorstep.

Beyond being a remarkable family home, the property also presents an exceptional investment opportunity. Its sought-after coastal location, generous accommodation, sea views and approved roof terrace make it ideally suited to the growing luxury holiday-let market. With demand for premium short-term accommodation continuing to strengthen along the Norfolk coast, purchasers may wish to explore its potential as a high-performing Airbnb or boutique holiday rental, subject to any necessary consents and operational requirements.

Homes offering this combination of period elegance, flexible living, golf course frontage, sea views, substantial parking, future enhancement potential and exceptional lifestyle appeal rarely become available. This is a unique opportunity to acquire one of Gorleston-on-Sea's finest coastal homes.



Planning - Balcony Extension

The owner obtained Planning Permission in January 2026 for extension and alterations to the existing first floor roof terrace with construction of stairs to provide access to rear garden and the installation of a pergola on the roof terrace. Full information regarding the planning permission can be viewed on Great Yarmouth Borough Council's Planning Portal under Ref: 06/25/0501/HH.

Tenure

Freehold.

Services

Mains water, gas, electricity and drainage.

Council Tax

Great Yarmouth Borough Council - Band E

Directions

Approaching Gorleston from the A47 Lowestoft Road, take the third exit off the roundabout at the end of the dual carriageway onto Links Road. Continue past Meadow Court, Joshua Court and The Fairway on the right and take the next right hand turning onto Warren Road where the property will be found a short distance along on the left hand side.

what3words

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Ref: G18602/08/26



Floor Plans



Viewing

Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

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Balcony Extension Plans

