



ADDRESS

207 Brasenose Avenue
Gorleston-On-Sea
Norfolk
NR317DX

TENURE

Freehold

STATUS

Chain Free

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“SET BETWEEN THE SEA AND THE HOSPITAL, THIS DETACHED BUNGALOW OFFERS LIGHT, SPACE, AND THE PROMISE OF EASY COASTAL LIVING.”

207 Brasenose Avenue, Gorleston-On-Sea, Norfolk, NR31 7DX

Freehold | 967 sq ft / 89.9 sq m

The Tour: Occupying a peaceful stretch of Brasenose Avenue, this 1970s bungalow is a home of light and generosity, with a versatile plan that adapts easily to family life, working from home, or a slower coastal rhythm. Its detached garage, gated garden, and wide frontage add both practicality and privacy, while inside, rooms are arranged with an intuitive flow.

The entrance porch, glazed with textured panels, opens to a broad central hallway where natural light filters through. At the front, the principal reception room stretches to over 16 feet, a convivial space for dining and lounging. A wide picture window frames the front garden, and the room is finished in soft tones that lend a sense of calm.

The kitchen sits at the rear of the house, neatly appointed with cream cabinetry, tiled splashbacks, and warm timber-effect counters. From here, a door leads directly to the courtyard garden, an easy transition that encourages outdoor living when the weather allows.

Three bedrooms radiate from the hall. The principal bedroom is a restful double with garden views; another generous double offers scope for guests or children, while the third room, currently styled as a home office, could equally serve as a playroom. The bathroom is smartly tiled in white, with a full-length bath and overhead shower.

Outside, the bungalow is approached over a private driveway with space to park, bordered by a neat lawn. At the rear, a gated courtyard garden unfolds – a secure and private space with mature trees at the boundary and ample room for planting, play, or entertaining. A detached garage and store complete the picture, ideal for bikes, paddleboards, or workshop use.

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Living room

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Entrance hall

The Area: Brasenose Avenue sits within easy reach of both everyday amenities and the coastline that defines Gorleston. The town's celebrated sandy beach is less than a mile away, offering wide open skies, cliff-top gardens, and a lively promenade of cafés, amusements, and fish and chip shops.

Families are particularly well served here: Ormiston Cliff Park Primary Academy is close at hand, while secondary provision includes Cliff Park Ormiston Academy and Ormiston Venture Academy. For professionals, James Paget University Hospital lies just a short walk away, making this location especially convenient.

Gorleston itself balances the feel of a traditional seaside town with excellent connectivity. Independent shops, parks, and everyday conveniences are nearby, while Great Yarmouth and the cathedral city of Norwich provide wider cultural, commercial, and rail connections to London.

Points to Consider:

- Tenure: Freehold
- Construction: 1970s detached bungalow, brick with tiled roof
- Fenestration: uPVC double glazing
- Heating: Gas central heating via combination boiler
- Energy Performance Rating: TBC
- Average Heating & Lighting Costs: TBC
- Council Tax: Band C (£2,024.86)
- Broadband: Ultrafast – up to 1800 Mbps download / 1000 Mbps upload†
- School Catchment: Ormiston Cliff Park Primary Academy; 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



Kitchen



Home office detail



Second bedroom



Second bedroom



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Primary bedroom



Family bathroom



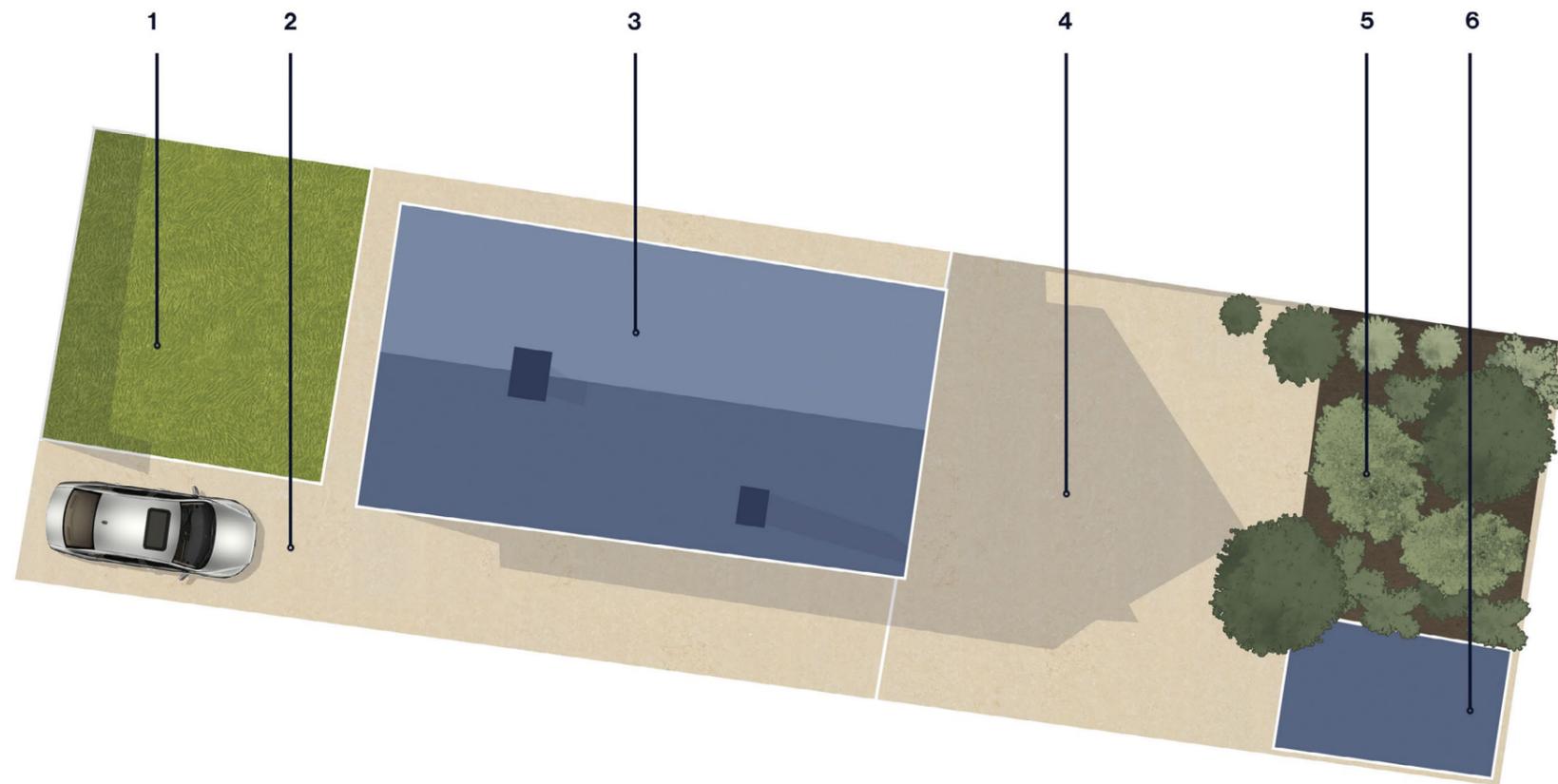
Home office/third bedroom



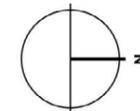
Low maintenance garden

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Approximate Site Area = 397.5 sq m /4,279 sq ft
Illustration for identification purposes only, measurements
are approximate and recorded from OS Map Data.
Plan not to scale.



1. Lawn
2. Driveway
3. Residence
4. Gated rear patio garden
5. Tree and shrub border
6. Garage/Store room



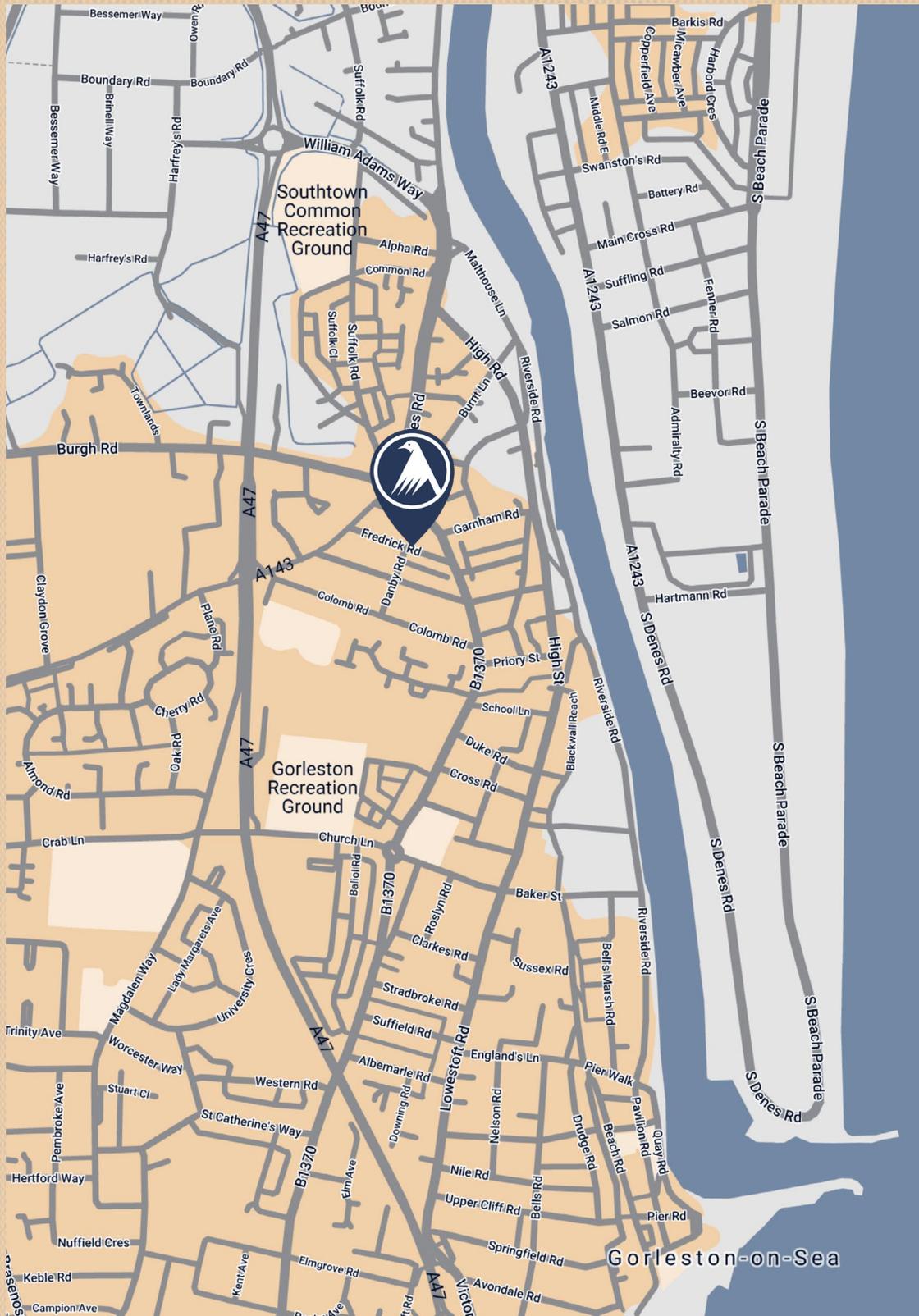
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Approximate Internal Area = 82.0 sq m / 883 sq ft
Outbuildings = 14.7 sq m / 158 sq ft
Total Approx Area = 96.7 sq m / 1,041 sq ft



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

Ref: 7390



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