



ADDRESS

9 The Pastures
Gorleston-On-Sea
Norfolk
NR318BB

TENURE

Freehold

STATUS

Chain free sale

L  LARKES

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“A WONDERFULLY ADAPTABLE DETACHED HOME SET WITHIN GENEROUS GARDENS, OFFERING OVER 1,700 SQ FT OF BEAUTIFULLY BALANCED LIVING SPACE.”



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9 The Pastures, Burgh Road, Gorleston, Great Yarmouth, NR31 8BB
Freehold | 1,711 sq ft (159.0 sq m)

The Tour:

Occupying a generous plot of approximately 0.16 acres (655.3 sq m), this detached family home offers over 1,700 sq ft of versatile accommodation, combining spacious interiors with mature gardens and the flexibility to adapt as family life evolves.

Set back behind a broad lawned frontage, the property enjoys an established position within this popular residential setting. A long private driveway provides ample off-road parking and leads to a substantial detached garage, creating an immediate sense of arrival.

Lovingly maintained over many years, the home presents an exciting opportunity for a new owner to personalise while benefiting from generous proportions and a highly adaptable layout.

A welcoming entrance hall sits at the centre of the home, connecting the principal reception spaces. The spacious sitting room is filled with natural light from two aspects, creating an inviting setting for everyday living and entertaining. Beyond, a separate dining room links naturally with the kitchen, while the adjoining garden room enjoys uninterrupted views across the rear garden, providing a peaceful space to relax throughout the seasons.

The kitchen is thoughtfully arranged with generous storage and extensive work surfaces, creating a practical hub for busy households. A spacious ground-floor double bedroom, together with the family bathroom and separate WC, offers excellent flexibility for multi-generational living or those seeking predominantly single-storey accommodation.

Upstairs, the principal bedroom is wonderfully proportioned, creating an impressive retreat complete with fitted wardrobes and an ensuite bathroom. Across the landing, a substantial study and craft room highlights the versatility of the home. Previously arranged as a four-bedroom property, the layout could readily be adapted once again, allowing future owners to configure the accommodation to suit changing family requirements.

Outside, the gardens are a particular highlight. A paved terrace leads onto an expansive lawn framed by mature trees, established planting and well-maintained boundaries, creating a private setting with ample space for children to play, keen gardeners to enjoy or simply to unwind. The detached garage provides further storage, workshop potential or secure parking alongside the extensive driveway.

Beautifully cared for throughout, this is a home that combines generous proportions, flexible accommodation and exceptional outdoor space, offering the opportunity to create a truly individual family home in one of Gorleston's most desirable residential locations.

The Area:

The Pastures is a quiet residential cul-de-sac just off Burgh Road, one of Gorleston's most established and sought-after neighbourhoods. Popular with families, the area offers excellent access to everyday amenities, well-regarded schools and convenient transport links.

Supermarkets, independent shops, cafés and healthcare facilities are all close by, while Gorleston's award-winning sandy beach and historic promenade are only a short drive away. The James Paget University Hospital is also within easy reach, with excellent road connections to Great Yarmouth, Lowestoft, Norwich and the Norfolk Broads.

Families are well served by local schooling, with Wroughton Infant Academy, Wroughton Junior Academy, Lynn Grove Academy and Ormiston Venture Academy all serving the area.

Points to Consider:

Tenure: Freehold.

Construction: Traditional brick construction.

Fenestration: uPVC double glazing.

Heating: Gas central heating.

Energy Performance Rating: TBC.

Average Heating & Lighting Costs: TBC (awaiting EPC).

Council Tax: Band C – £2,121.26 per annum.

Broadband: Ultrafast broadband up to 5,500 Mbps is available, subject to provider and package.

School Catchment: Wroughton Infant Academy, Wroughton Junior Academy, Lynn Grove Academy and Ormiston Venture Academy. Purchasers should verify admissions and catchment criteria directly with the relevant authority.



Street facade



Entrance hallway



Dining area



Kitchen



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Living room



Living room



Living room



Garden detail



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Garden room



Generous gardens



Ground floor bathroom



Ground floor bedroom



Principle bedroom



Study/craft room



En suite bathroom



Garage and main entrance

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.

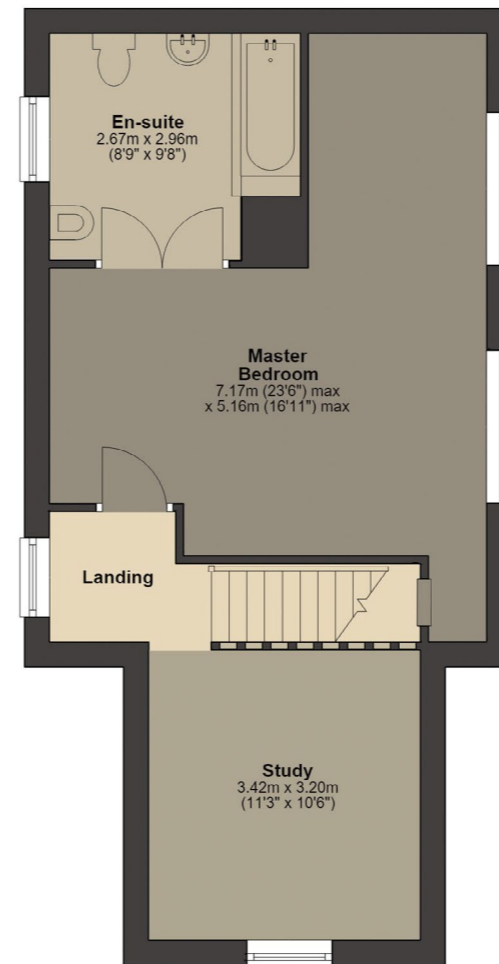
We take our duty of care seriously and make every reasonable effort to ensure the information we present is correct. However, some details are based on information provided by the seller or third parties. Additionally, please note that floor plan measurements may be rounded, and distances are approximate.

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

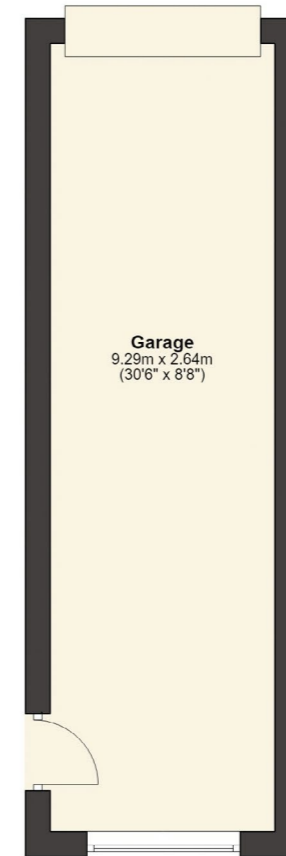
† Source: Ofcom broadband availability checker – subject to provider and package



Ground Floor
 Approx. 86.2 sq. metres (927.5 sq. feet)



First Floor
 Approx. 48.3 sq. metres (519.4 sq. feet)



Outbuilding
 Approx. 24.6 sq. metres (264.4 sq. feet)

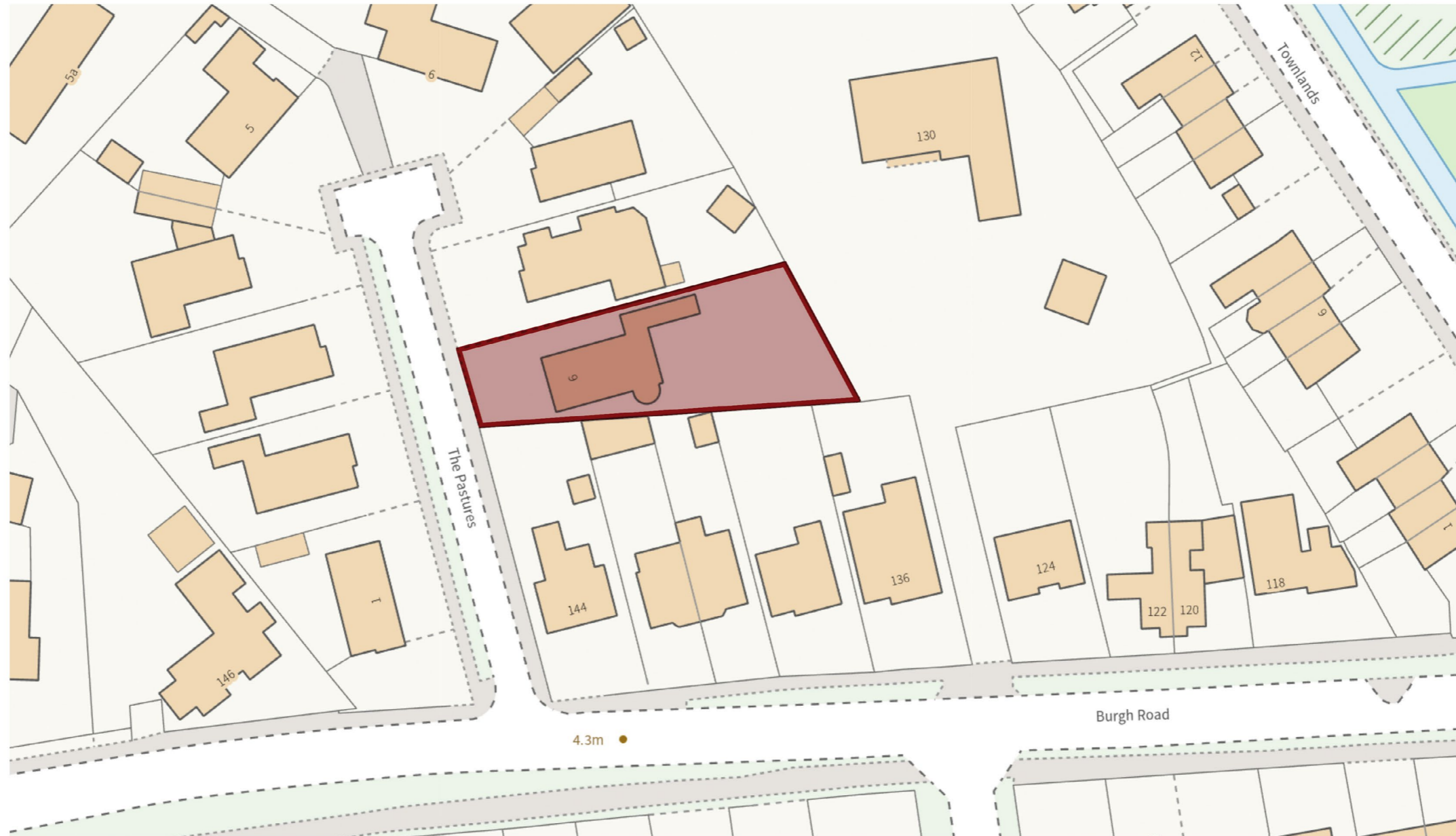
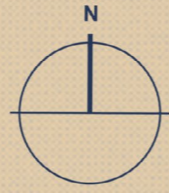
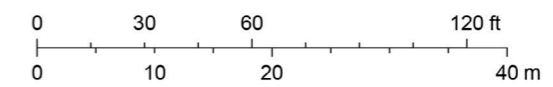
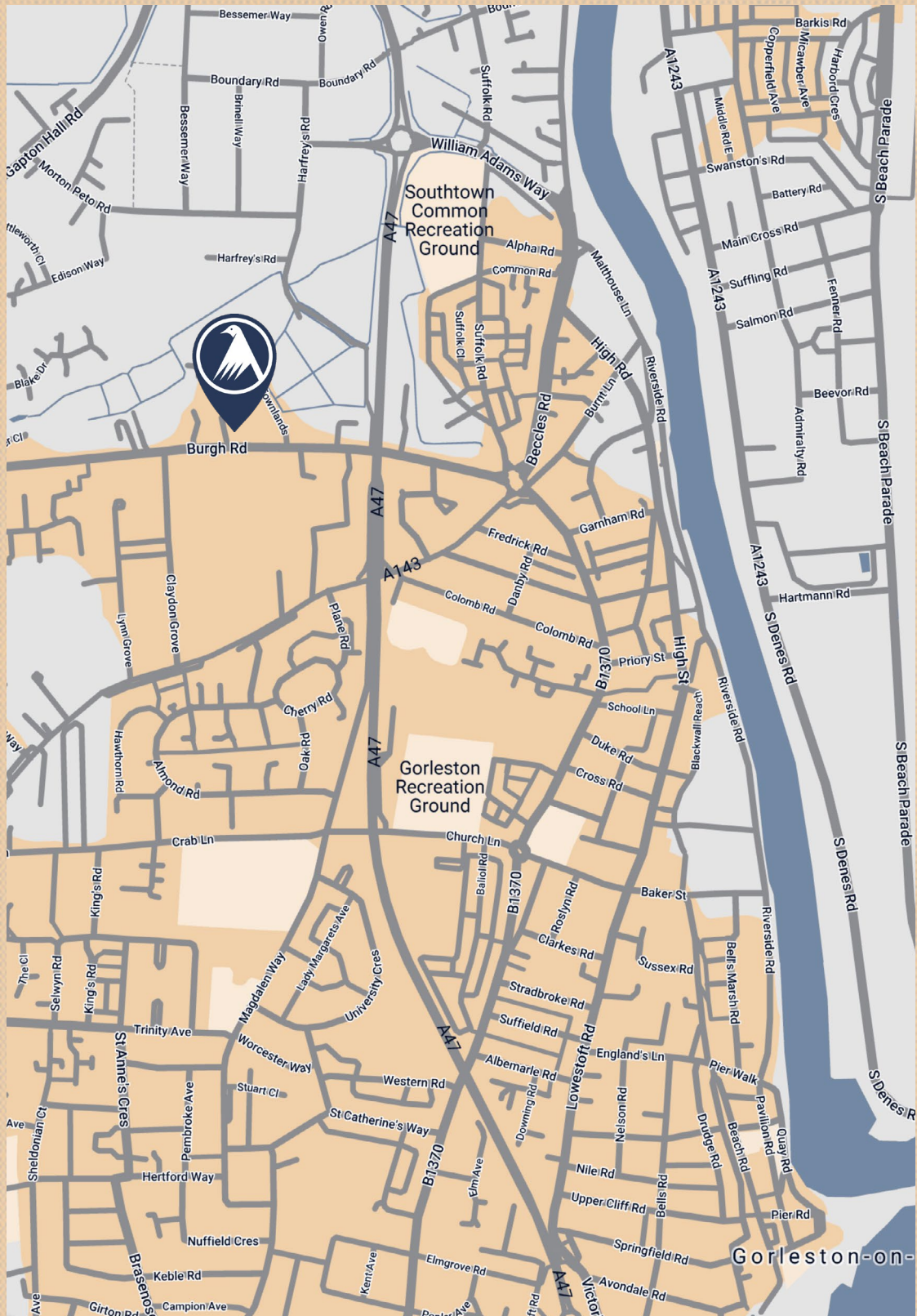


Illustration for identification purposes only, measurements are approximate and recorded from OS Map Data.



Ref: 7412



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