



ADDRESS

46 Salk Road
Gorleston-On-Sea
Norfolk
NR317RL

TENURE

Freehold

STATUS

Chain free sale

LARKES

WWW.LARKES.CO.UK
SALES@LARKES.CO.UK
01493 330299

“A WELL-PROPORTIONED MODERN HOME WITH THREE BEDROOMS, A PRIVATE GARDEN, DRIVEWAY AND DETACHED GARAGE.”



46 Salk Road, Gorleston-on-Sea, NR31 7RL

Freehold | 931 sq ft / 86.5 sq m

The Tour:

Set within an established residential development, 46 Salk Road is a three-bedroom end-of-terrace home with a particularly practical arrangement of accommodation. A private driveway, detached garage and enclosed rear garden complement the house, while the interiors have recently been prepared for sale and are presented in clean, neutral decorative order.

The front door opens into a small entrance area, with a ground-floor cloakroom positioned immediately to one side. Beyond, the living room extends to approximately 18' at its longest point, opening out around the staircase. Its proportions allow for separate sitting and informal dining areas, with a gas fire and timber surround forming a simple focal point.

The kitchen/dining room is arranged across the rear of the house, overlooking the garden. Timber-effect cabinetry runs around three sides, paired with pale worktops and tiled splashbacks, while a gas hob, integrated oven and extractor are set into the main run. There is ample space for a dining table at the opposite end of the room, alongside broad sliding glazed doors opening directly onto the garden.

The staircase rises through the centre of the house to a first-floor landing, from which the three bedrooms are arranged. The principal bedroom sits at the front and is accompanied by its own en-suite shower room. A second double bedroom overlooks the rear garden and incorporates fitted wardrobe storage, while the third bedroom provides a useful single room, nursery or dedicated workspace.

A separate family bathroom serves the remaining bedrooms and is fitted with a bath and shower over, pedestal basin and WC. Together with the principal bedroom's en-suite and the ground-floor cloakroom, the arrangement works particularly well for family life.

Outside, the rear garden is predominantly laid to lawn and enclosed by established boundary planting and fencing. A paved area immediately behind the house provides space for outdoor furniture, while gated access leads around the side.

To the front, a lawned garden softens the approach to the house. The driveway runs alongside and provides off-road parking before reaching the detached brick-built garage, which measures approximately 17'10" x 9'.

Overall, the house offers a straightforward and well-balanced proposition: three bedrooms, two bathrooms, useful ground-floor living space and the increasingly valuable combination of private parking, garage and garden.

The Area:

Salk Road is situated within an established residential area of Gorleston-on-Sea, with everyday amenities, schools and road connections all readily accessible.

Gorleston has a broad range of independent and national shops, supermarkets, cafés and services centred around the High Street, while the town is particularly well known for its expansive sandy beach and promenade. Great Yarmouth lies to the north, with the A47 providing connections towards Norwich and the wider Norfolk road network.

For families considering schooling, Norfolk County Council's 2025/26 information places the address within the traditional catchment areas for Ormiston Herman Academy and Ormiston Venture Academy. Living within a catchment does not in itself guarantee admission.



Property approach

Points to Consider:

Tenure: Freehold. HM Land Registry's property summary records restrictive covenants and easements affecting the title; purchasers should refer to the full title register and their legal adviser for details.

Construction: Brick-built construction beneath a tiled pitched roof.

Fenestration: uPVC double glazing.

Heating: Gas-fired boiler serving a wet radiator system, with programmer, room thermostat and thermostatic radiator valve controls.

Energy Performance Rating: C (74), with potential to achieve B (89).

Average Heating & Lighting Costs: The EPC estimates £553 per annum for heating, hot water and lighting, based upon 2019 energy prices and average household usage. Actual costs will vary according to occupation, usage and tariffs.*

Council Tax: Band C (£2,121.26 payable).

Broadband: Ofcom records standard, superfast and ultrafast broadband as available at the address, with predicted maximum download speeds of 8 Mbps, 80 Mbps and 10,000 Mbps respectively, and predicted maximum upload speeds of 0.9 Mbps, 20 Mbps and 10,000 Mbps. Nexfibre and Openreach are identified as networks in the area. †

School Catchment: Ormiston Herman Academy; Ormiston Venture Academy (Norfolk County Council traditional catchment areas, 2025/26). Catchment does not guarantee admission.

Flood Risk: The Environment Agency's supplied long-term flood-risk summary records very low current risk from both surface water and rivers and the sea. The location is outside a groundwater flood-alert area, while flooding from reservoirs is described as unlikely.

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 availability.



Kitchen



Living room detail with open staircase



**FIND
YOUR
NEST**



Kitchen/diner



Living room with gas fire place



Entrance hall and cloakroom



Dining area



Living room



Principal bedroom



Principal bedroom with ensuite and wardrobes



Ensuite shower room



Rear gardens



Second bedroom



Third bedroom



Family bathroom

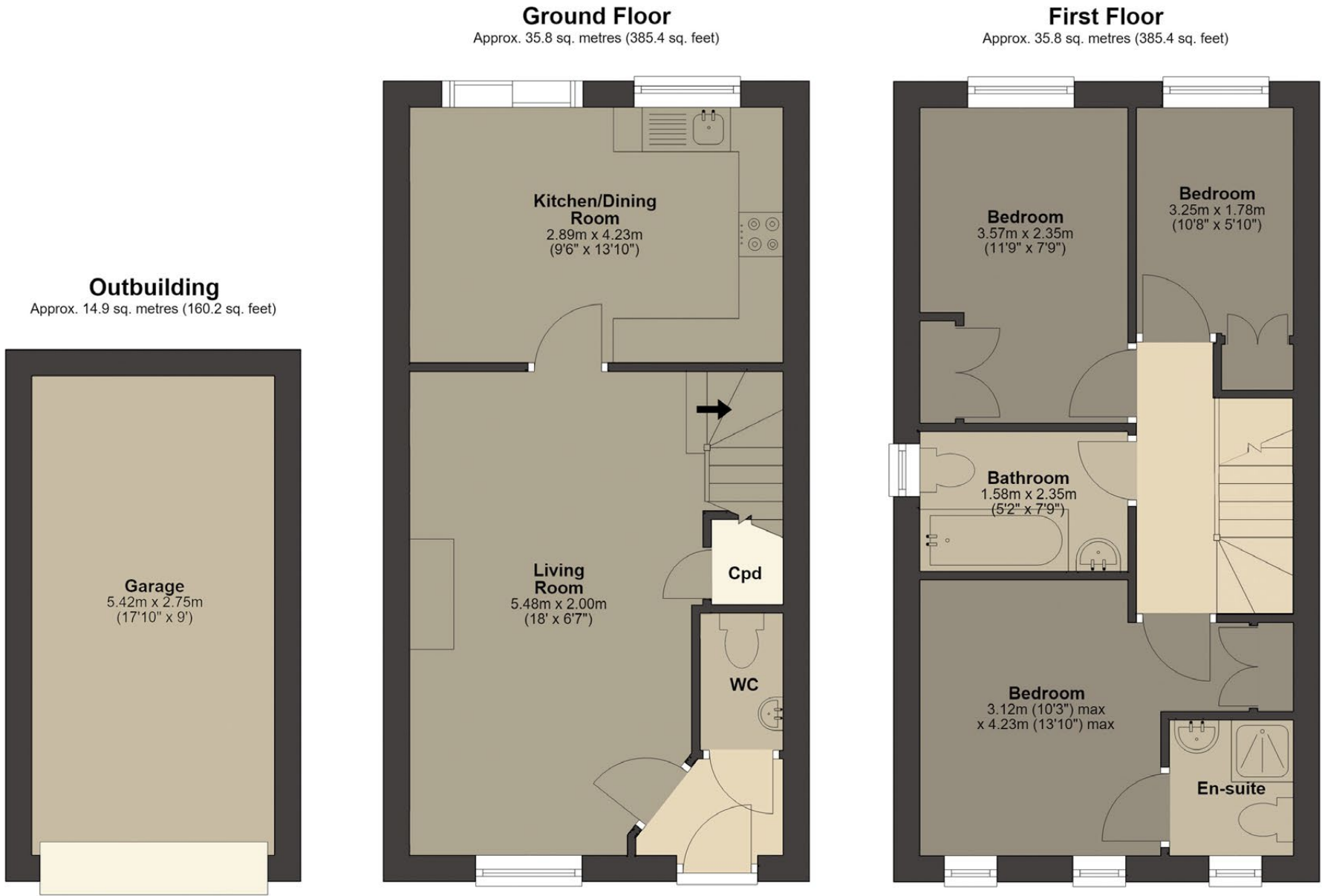
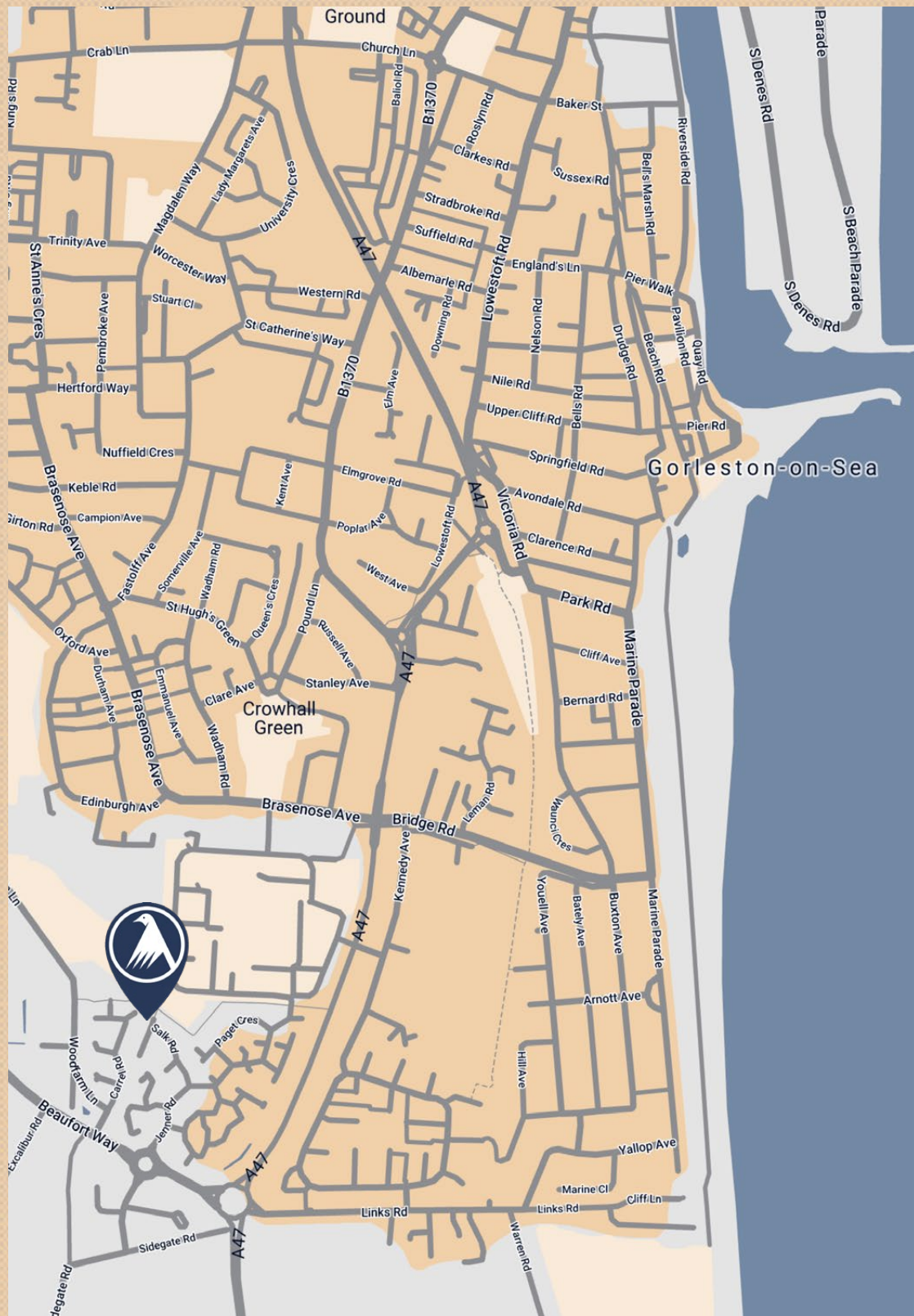


Illustration for identification purposes only, measurements are approximate. Plan not to scale.

Ref: 7419



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