



ADDRESS

41 Marine Parade  
Gorleston-On-Sea  
Norfolk  
NR316EX

TENURE

Freehold

STATUS

Chain Complete  
The owners have found  
their next home

L  LARKES



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## **“UNINTERRUPTED SEA VIEWS, REFINED INTERIORS, AND A SEAMLESS CONNECTION TO THE COAST— MARINE PARADE IS ONE OF NORFOLK’S MOST COMPELLING ADDRESSES.”**

**41 Marine Parade, Gorleston-On-Sea, Norfolk**

**Freehold | 2,128 Sq. Feet (197.7 Sq. Metres)**

### **The Tour:**

Occupying a prime position on one of Gorleston’s most desirable stretches, this exceptional detached home enjoys uninterrupted views across the parade to the sea. Extensively extended and reimagined in 2021, it now offers over 2,100 sq ft of thoughtfully crafted living space, set within a beautifully landscaped 0.17-acre plot. Lush, subtropical planting at the front hints at the owner’s formative years in Singapore, lending a distinctive sense of arrival.

At the heart of the home lies a striking open-plan living space, seamlessly integrating kitchen, dining, and sitting areas. Bespoke in-frame cabinetry, polished Taj Mahal Onyx worktops, and a large central island define the kitchen, while a concealed utility area beneath the stairs and a larder pantry offer practical elegance. Hard-wearing LVT flooring provides both durability and warmth underfoot, with underfloor heating and integrated Bose speakers extending throughout the space.

Full-width sliding glass doors open entirely to reveal a covered terrace and outdoor kitchen, creating a fluid connection to the garden. The adjoining playroom, with twin bi-folding doors that fold away at the corner, is designed to dissolve boundaries between indoors and out.

To the front, a separate living room offers a cosy retreat. Favoured during the winter months, it features original, beautifully refinished floorboards that add warmth and texture. A dedicated study/home office and a guest WC with bold finishes and chequerboard marble flooring—mirrored in the entrance vestibule and hallway—complete the ground floor.

Upstairs, the principal bedroom suite is a calm and restorative sanctuary. It enjoys a private balcony with panoramic sea views, a bespoke walk-in wardrobe, and an ensuite with terrazzo flooring, twin basins, and a large walk-in rainfall shower. A second bay-fronted bedroom also benefits from sea views and its own walk-in wardrobe, while the family bathroom—arranged in a flexible ‘Jack & Jill’ layout—can be used to create a luxurious guest suite. Two further bedrooms overlook the rear garden and include fitted wardrobes.

A muted palette of Farrow & Ball tones runs throughout, lending depth and softness while enhancing the natural light. A modern gas boiler and pressurised hot water system ensure comfort and efficiency across both floors.

Outside, the gardens have been carefully composed to mirror the attention to detail found indoors. At the front, dramatic planting frames the façade. To the rear, the generous garden is zoned to include a sheltered terrace, a children’s play area, a garden room/store, and an expansive lawn with raised planters.

### **The Area:**

Marine Parade in Gorleston-On-Sea offers one of the most sought-after coastal positions in Norfolk. Set directly above the golden sands of Gorleston’s expansive beach, the road runs parallel to the shoreline, providing uninterrupted sea views and easy access to the promenade, cliff gardens, and beach cafés below. The area is beloved for its peaceful atmosphere and sense of space, with the sea forming a constant and ever-changing backdrop to daily life.

Gorleston itself is a vibrant coastal town with a strong sense of community and a growing reputation for its mix of traditional charm and creative spirit. The town centre is just a short distance away, home to independent shops, a regular market, and a selection of cafés, restaurants and pubs. The restored Pavilion Theatre offers a year-round programme of performances, while the nearby marina and river estuary provide further opportunities for sailing and waterside walks.

Families are well catered for, with highly regarded schools including Lynn Grove Academy and Ormiston Venture Academy, as well as several well-established primaries. The James Paget University Hospital is also nearby, adding reassurance for residents and visitors alike.

Norwich, with its historic centre and excellent rail connections to London, is around 30 minutes by car, while the Broads National Park begins just inland, offering miles of navigable waterways, nature reserves and riverside villages to explore. For those seeking a coastal home that blends tranquillity, accessibility and a sense of place, Marine Parade remains one of Norfolk’s most compelling addresses.



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**“BESPOKE IN-FRAME CABINETRY,  
POLISHED TAJ MAHAL ONYX WORKTOPS,  
AND A LARGE CENTRAL ISLAND DEFINE  
THE KITCHEN”**



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**“THE AREA IS BELOVED FOR ITS PEACEFUL ATMOSPHERE AND SENSE OF SPACE, WITH THE SEA FORMING A CONSTANT AND EVER-CHANGING BACKDROP TO DAILY LIFE.”**



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**Points to Consider:**

**Tenure:** Freehold

**Construction:** Cavity wall

**Fenestration:** Double Glazed uPVC /Aluminium casements

**Heating:** Gas central heating

**Energy Performance:** C 77

**Average Energy Use per annum:** £1,710 per year on heating, hot water and lighting\*

**Council Tax:** Band E (£2,784.19 for 2025/26 – GYBC)

**Broadband:** 'Ultrafast' broadband available (up to 1,800 Mbps download / 220 Mbps upload)†

**School Catchment Area:**

Primary Schools - Ormiston Cliff Park Primary Academy

Secondary Schools - 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



From left: Main facade, Rear terrace & outside kitchen, Vestibule, Bespoke kitchen cabinetry and Onyx countertop.



From left: Living room, study, Inner hallway, ground floor cloakroom



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Sitting room and study



West facing rear gardens



The study



Landing



Third bedroom



Fourth bedroom detail



Fourth bedroom



Family bathroom



Bedroom two



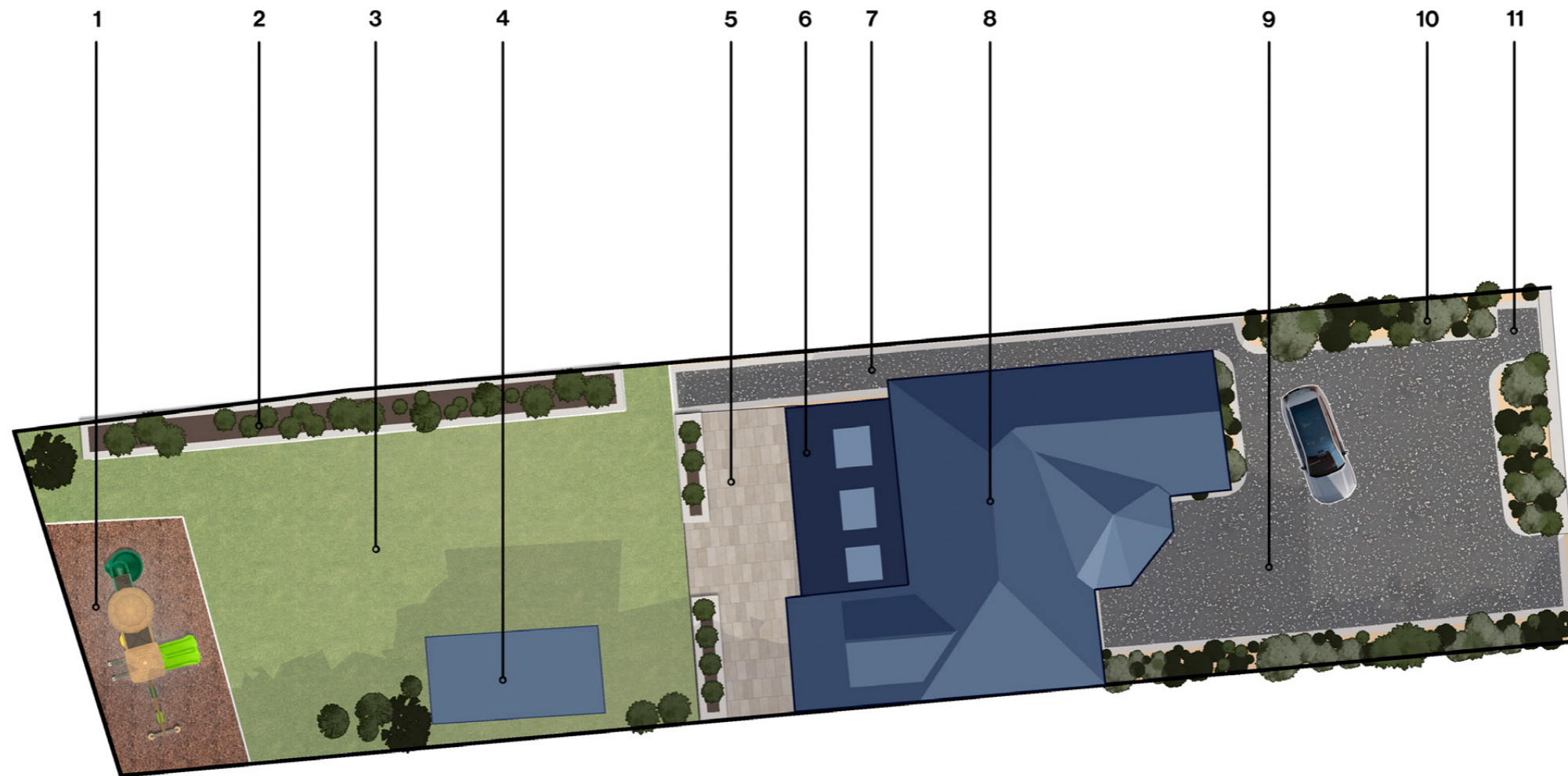
Principle ensuite



Ensuite detail with view into dressing area



Principle bedroom with balcony and sea views



- 1. Childrens play area
- 2. Raised plant borders
- 3. Lawned gardens
- 4. Garden room/store
- 5. Garden kitchen & terrace
- 6. Covered terrace
- 7. Side passage
- 8. Residence
- 9. Driveway
- 10. Landscaped gardens
- 11. Bin store

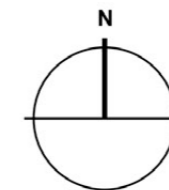


Illustration for identification purposes only, measurements are approximate and recorded from OS Map Data. Plan not to scale.

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## Ground Floor

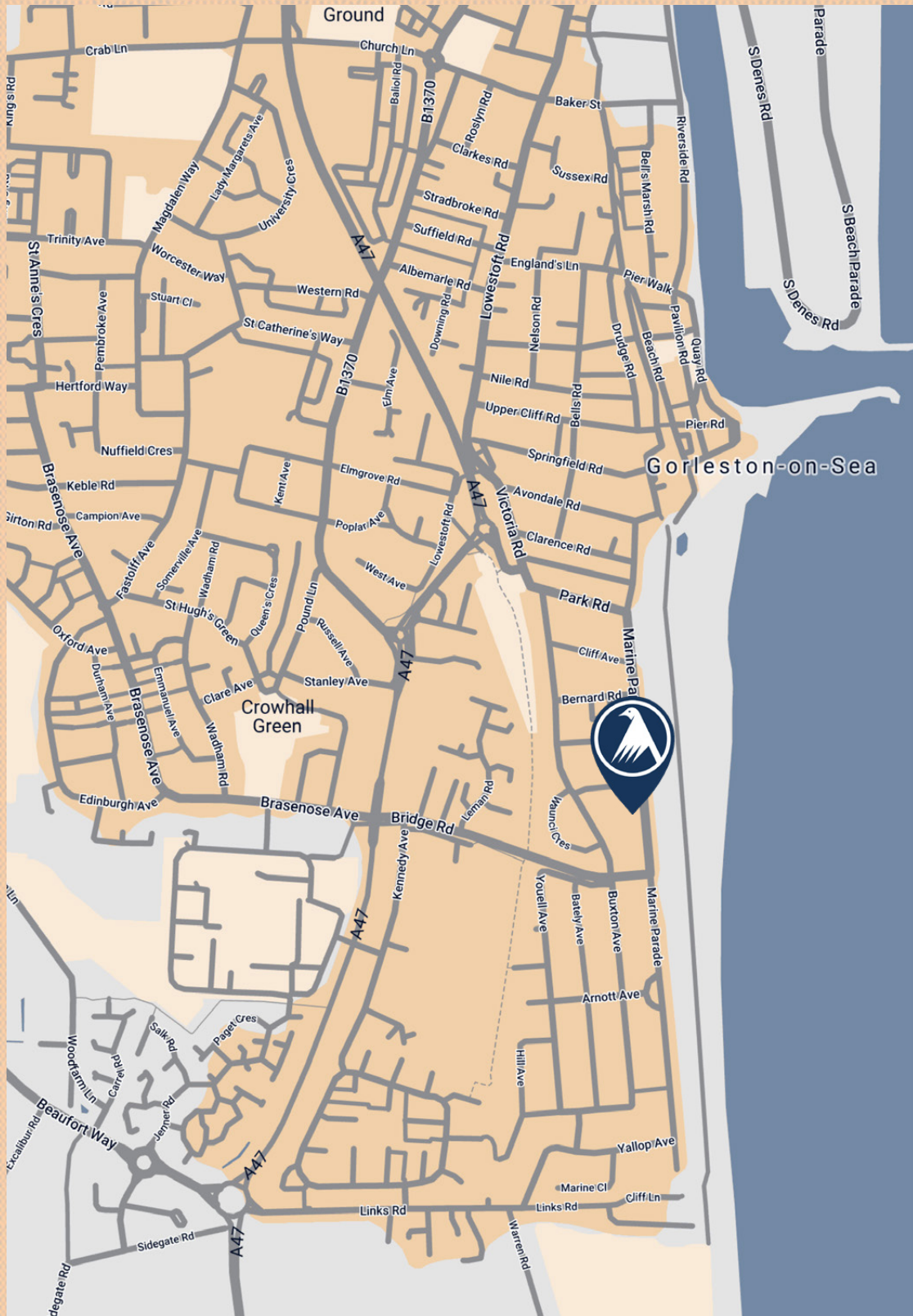


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## First Floor



Ref: 7382



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