



ADDRESS
38 St Andrews Road
Gorleston-On-Sea
Norfolk
NR31 6LT

TENURE
Freehold

STATUS
Chain Free Sale

LARKES



“Combining Victorian charm with modern living, this end-of-terrace home enjoys verdant views, a private garden, and a prime location near Gorleston’s stunning beach and vibrant High Street—a perfect blend of tranquillity and convenience.”

The Tour:

This elegant Victorian end-of-terrace home, thoughtfully designed for contemporary living, is approached via a charming walled and gated courtyard. Nestled in a sought-after position, the property enjoys open, verdant views over the neighbouring playing fields of St Mary & St Peter Catholic Primary School, offering a tranquil and picturesque backdrop.

The interior unfolds over 74 sq m (797 sq ft), blending period character with modern functionality. Well proportioned living spaces include a light-filled lounge with a feature fireplace, a dedicated dining area, and a well-appointed kitchen. The family bathroom is located on the ground floor, thoughtfully designed to maximize space and convenience.

Upstairs, three bedrooms provide versatility for family living or home-working needs. The rear-most bedroom is accessed via the adjoining room, a layout that lends itself well to use as a dressing room, home office, or nursery.

The property is gas centrally heated via a combination boiler and features efficient uPVC double glazing throughout.

Externally, a private rear garden extends to a secluded patio area, creating an inviting space for outdoor dining and relaxation.

This home combines the charm of Victorian architecture with contemporary conveniences and a prime location, just moments from the vibrant amenities and coastal attractions of Gorleston-On-Sea.

The Area:

St Andrews Road in Gorleston-On-Sea, Norfolk, is a charming residential street that epitomizes coastal town living. Nestled near the heart of Gorleston, it offers residents a peaceful setting while remaining conveniently close to a range of amenities. Families are well-served by reputable local schools, including St Mary & St Peter Catholic Primary School, whose playing fields add a green and serene backdrop to the area.

The road is just a short distance from the vibrant High Street, where an array of independent shops, cafés, and

essential services provide everything for daily life. For leisure, the stunning Gorleston beach—renowned for its golden sands and sweeping promenade—is within easy reach, offering the perfect spot for walks, picnics, and water sports. Nearby parks and coastal trails provide additional opportunities to enjoy the natural beauty of Norfolk. St Andrews Road is a delightful place to call home, combining convenience, community, and seaside charm.

Points to Consider:

Tenure: Freehold
Construction: Solid Wall
Fenestration: uPVC double glazing
Heating: Gas Central Heating via Combi-Boiler
Energy Performance: D 56
Average Heating & Lighting Costs*: £83 pcm
Council Tax: Band A (£1,449.94)
Broadband: Ultrafast internet available up to 1,800mbps download

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.

* Recorded from the Energy Performance Certification – actual costs may vary depending on use & energy rates.



Kitchen



Kitchen detail



Living room



Dining room



**FIND
YOUR
NEST**



Front bedroom



Open views to the rear



Private garden

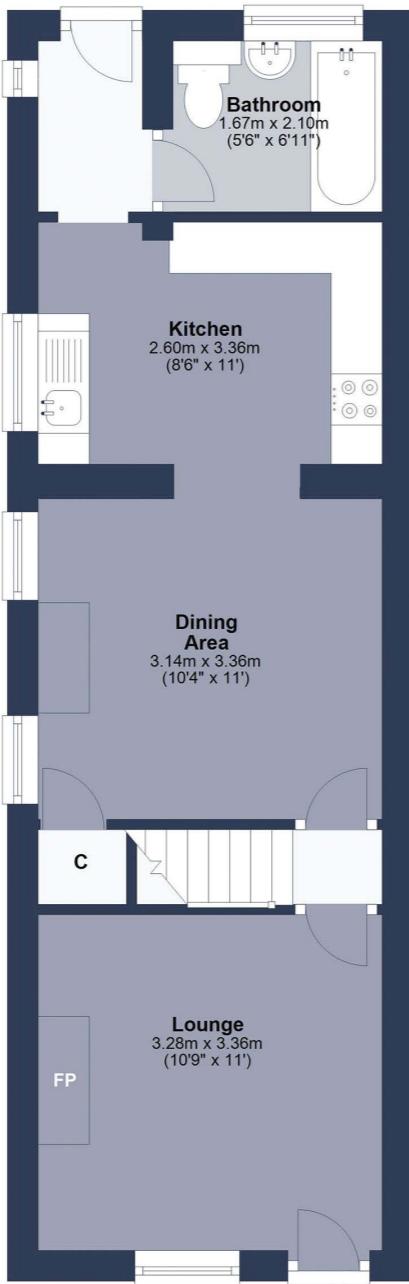


Rear bedroom

LARKE S

FLOOR AREA
74.0 SQ M
797 SQ FT

Ground Floor
 Approx. 39.8 sq. metres (428.3 sq. feet)



First Floor
 Approx. 34.2 sq. metres (368.3 sq. feet)



Site Area
 Approx. 114.6 sq. metres (1,234 sq. feet)

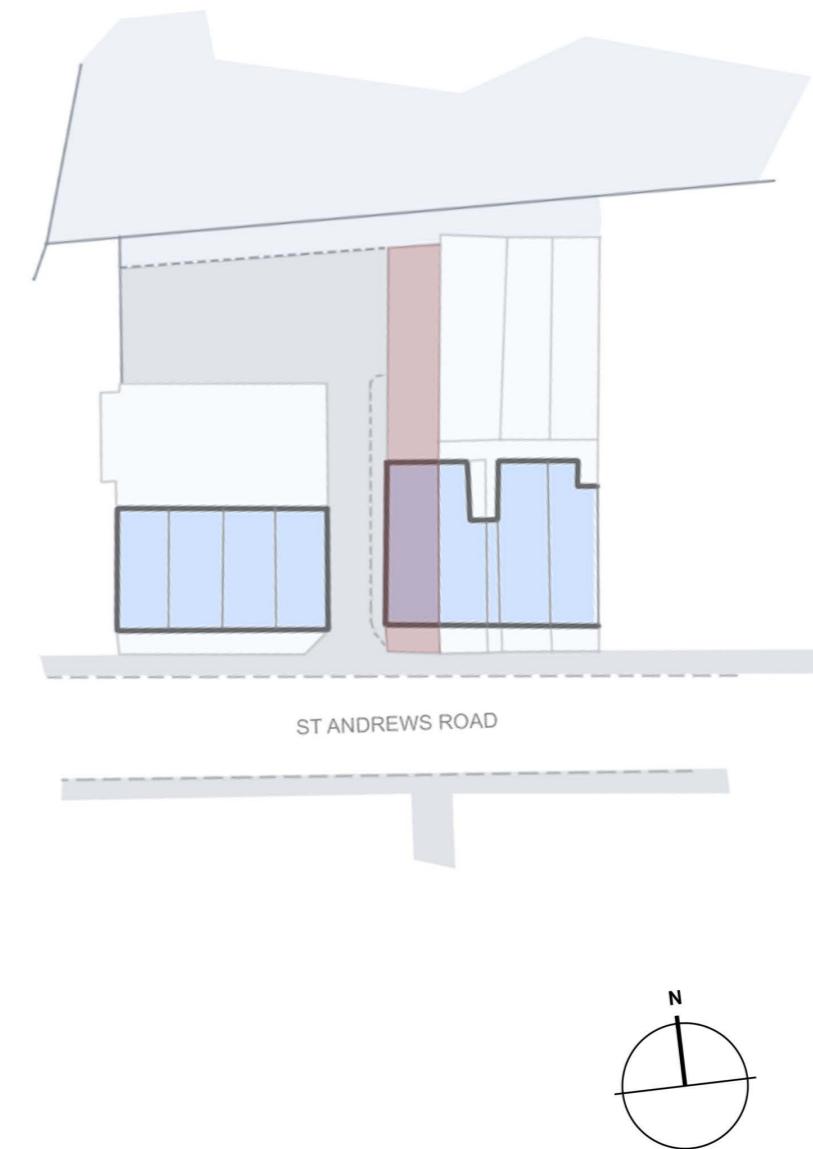
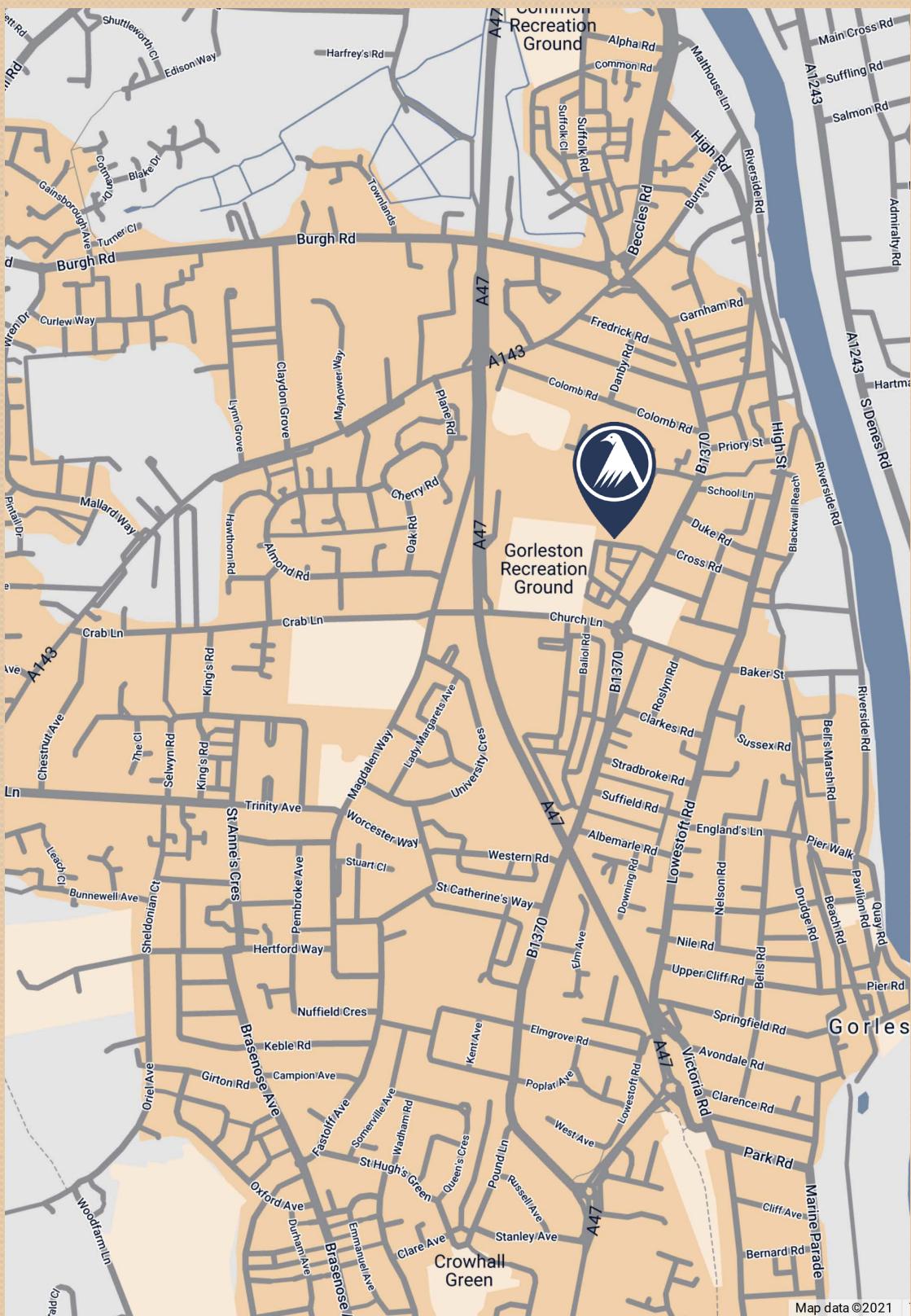


Illustration for identification purposes only, measurements are approximate. Plan not to scale.

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