

# LARKES



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# VICTORIA ROAD

# E

xperience the best of town, country, and coastal living. This new development has been carefully considered to provide residents with a quality lifestyle. From considered materials and thoughtful design to the truly outstanding location, this small development offers something unique.

Residents here will have ample room to explore the outdoors, with a variety of green open spaces, the beach and the high street all within a five minute walk.





01

**Sea Breeze**

Enjoy Golden Sands

02

**Breathtaking Scenery**

Explore the Norfolk Countryside

03

**Active Living**

Exercise in the Great Outdoors

# THE PERFECT BALANCE

Positioned in the picturesque coastal town of Gorleston-On-Sea, and just a short journey to the neighbouring towns of Great Yarmouth & Lowestoft, and the cathedral city of Norwich, residents can enjoy the perfect work-life balance.

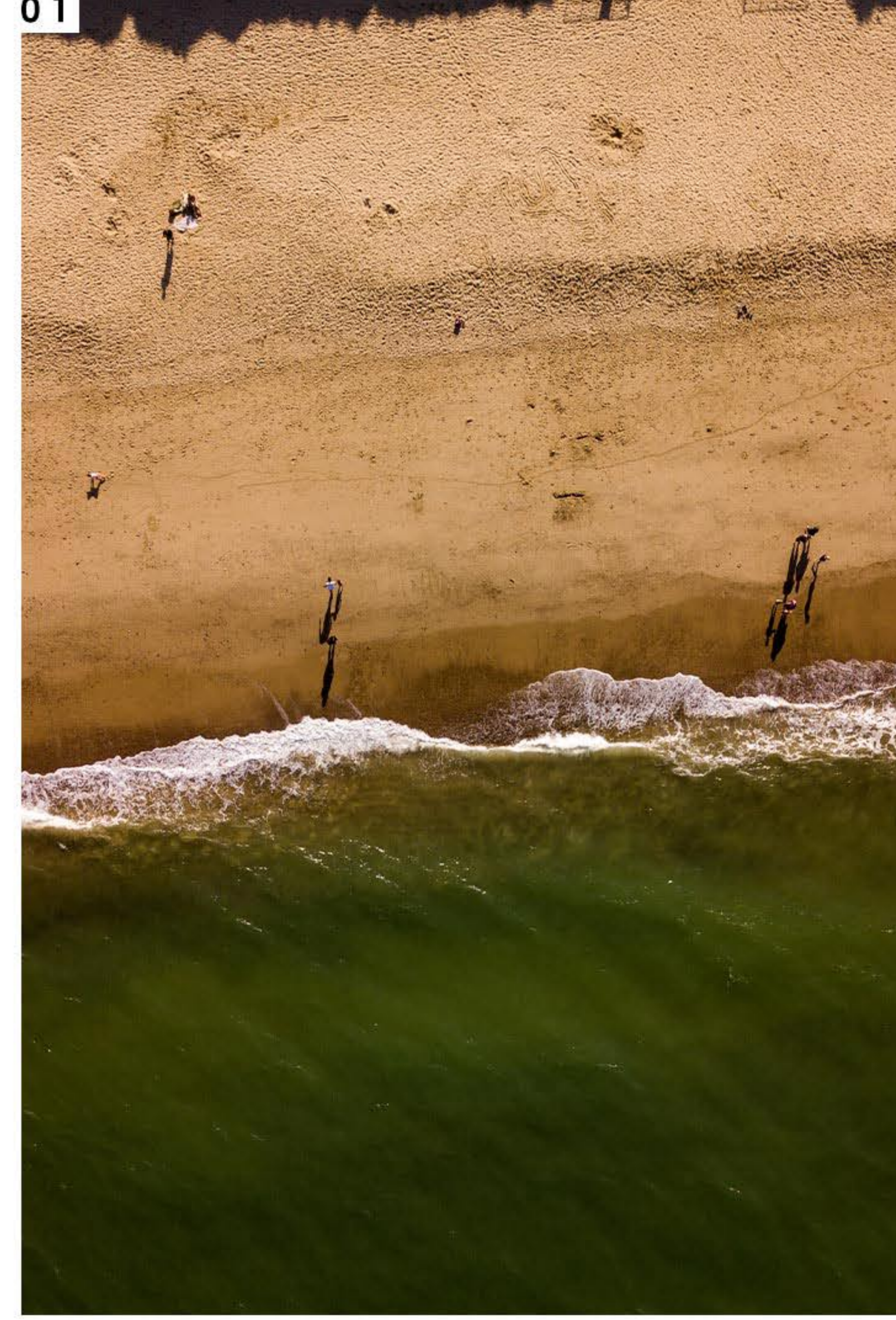
There's ample opportunity to unwind and relax, with beautiful coastlines and open countryside scenery to admire. Although these homes are set in a peaceful setting, there are a selection of shops and restaurants within easy reach.

Designed with modern lifestyles in mind, everyday life is made easier, with off-road parking for each home, and excellent transport routes to nearby towns.



02

01



03





03 **Family Fun**  
Cool off at the Splash Park



02 **Gorleston Seafront**  
Lifes a beach



01 **Pier Hotel**  
Enjoy the view

# INSPIRED SURROUNDINGS



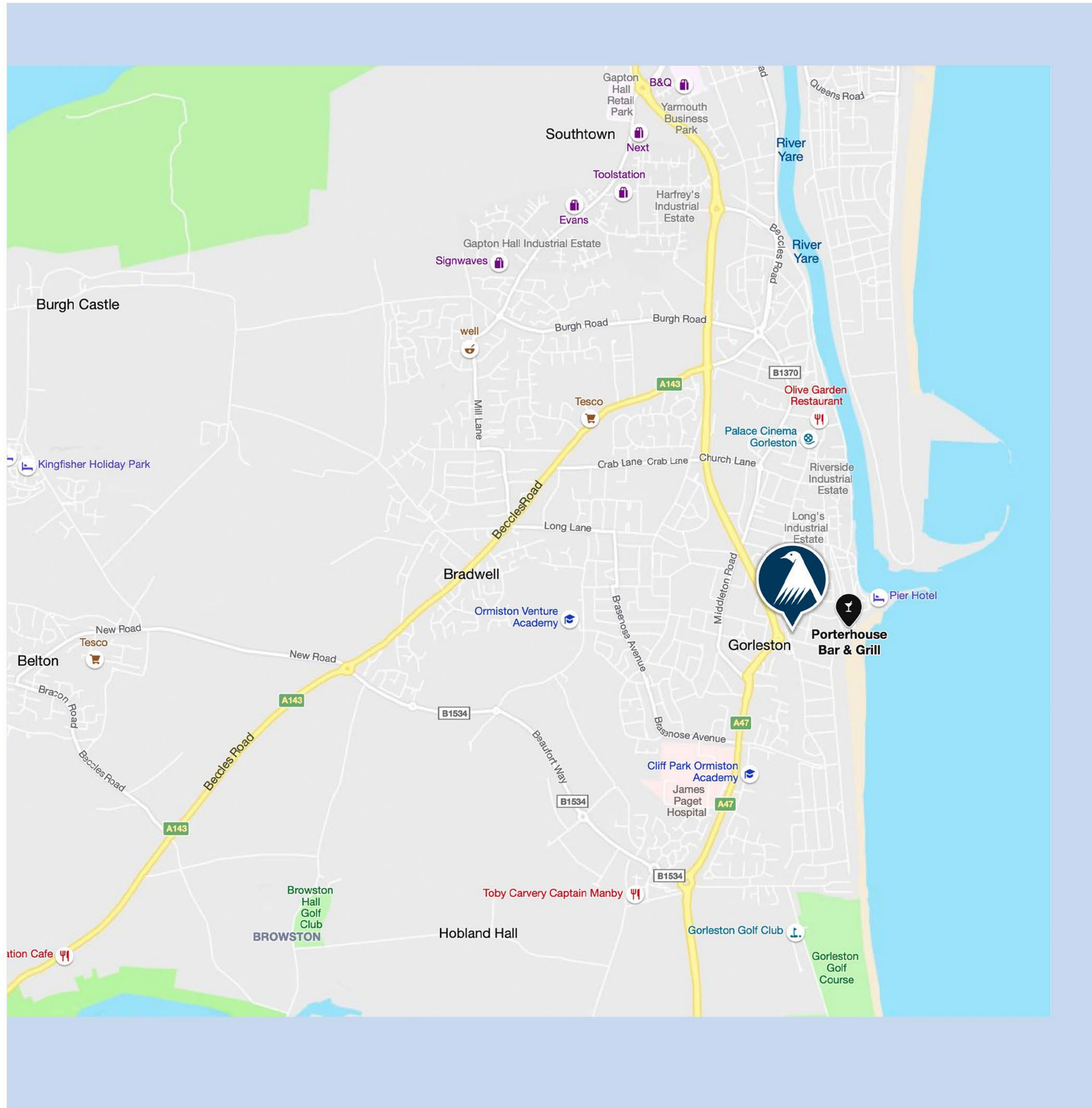
With an expanse of coast and countryside to explore and a variety of amenities on the doorstep, everything you need is in touching distance.

There's local butchers, a grocery shop, library, cinema, and a selection of cosy pubs & cafes to choose from.

People watch whilst enjoying brunch at Margos Lounge on Bells Road, or visit the Pier Hotel for a drink and stunning beach views.







# EXHIBITING MODERN CONVENIENCE

Whether you're looking to buy your first property, put down family roots, or to retire by the coast Gorleston is the ideal location.

With excellent educational facilities, a thriving local community town centre on the doorstep as well as being in commutable distance to Norwich and Lowestoft.

The area is a popular visitor destination so you'll never be short of things to see and do.

Celebrate the area's arts and culture by enjoying the spectacular Hippodrome Circus or visit one of the many free festivals such as the Out There Festival. Rich in heritage the town has numerous local museums to explore like the renowned Time and Tide, enjoy a guided heritage walk, or take in the recently restored Waterways.

The Town is also on the edge of the Broads National Park, one of only 15 in the country.

There is a great selection of places to eat out in the area from well-known eateries to fine dining restaurants. The rich and diverse culture offers new tasting experiences and you will find many hidden gems in the surrounding villages.



01 **The Big Screen**  
The Arc Cinema



03 **Bravo**  
Pavillion Theatre

04 **The Links**  
Gorleston Golf Club





# THE BENEFITS OF BUYING NEW

If you've ever moved into a second-hand home, you'll know that it can be stressful. It can take weeks (sometimes longer) for the chain to complete and once you get the keys you could be facing a host of DIY tasks and renovation projects.

You can avoid all of this by buying new.

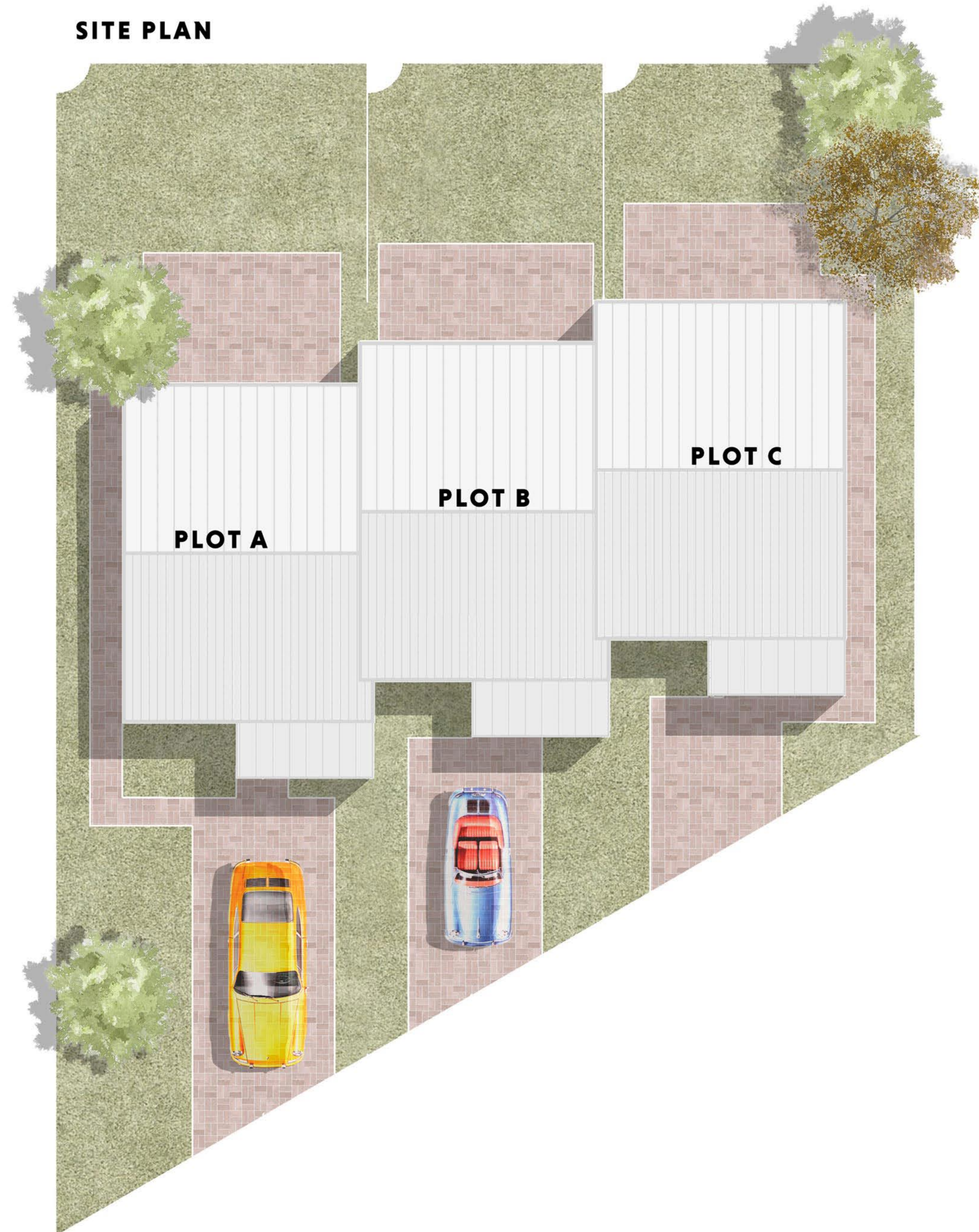
New build homes benefit from an immaculate interior and exterior – so there are no nasty surprises! New build homes are also cheaper to run, boasting better insulation, low energy lighting and efficient central heating. So you can be safe in the knowing that you're reducing your carbon footprint as well as your household bills.



01  
**A Birds Eye View**  
The development from above



## SITE PLAN



## APPROXIMATE SITE AREA

Plot A	7500mm x 26000mm	2,100 sq ft
Plot B	5700mm x 22000mm	1,350 sq ft
Plot C	7500mm x 18000mm	1,453 sq ft

## PRICING & AVAILABILITY

Please contact Larkes Estate Agents  
for current availability and pricing

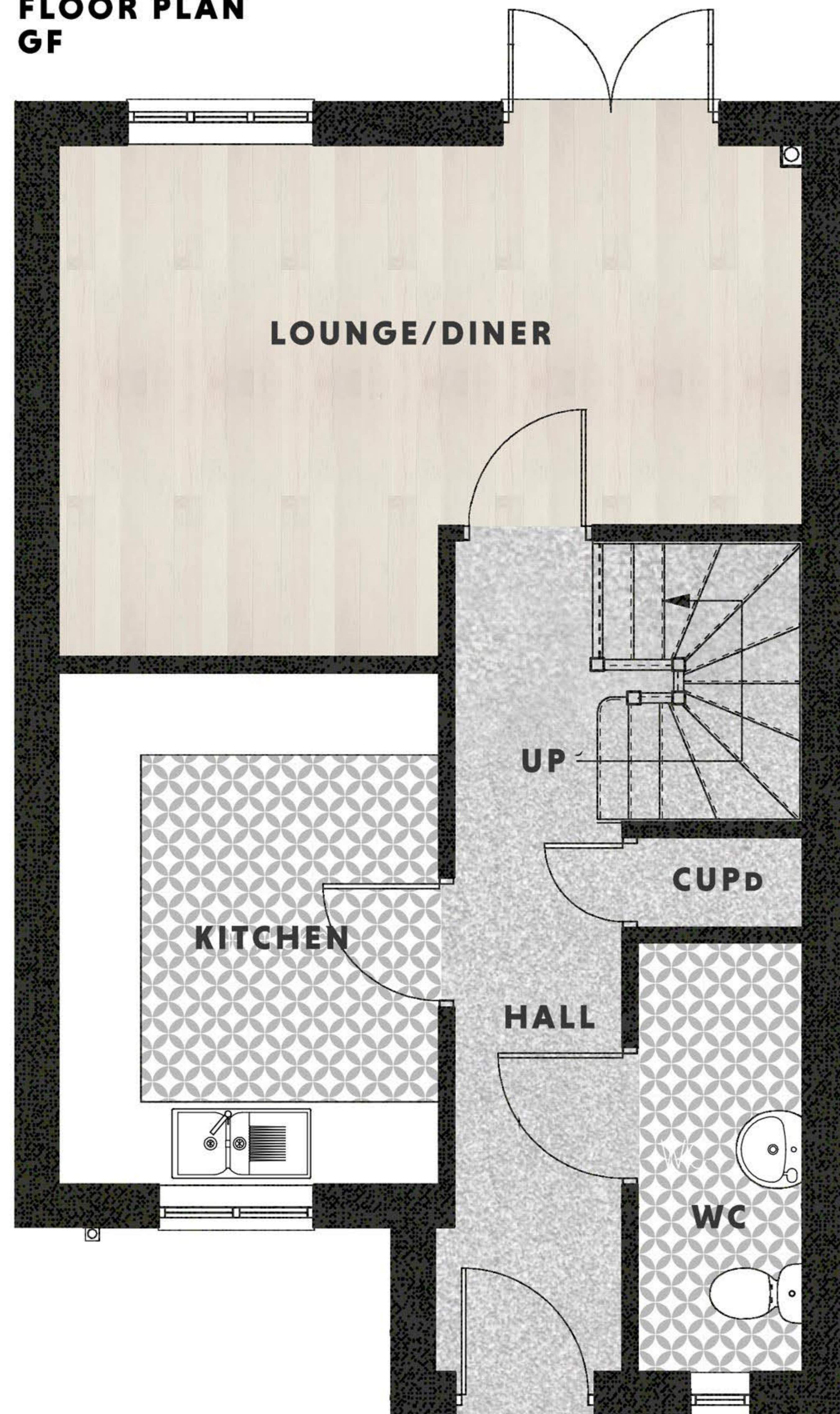
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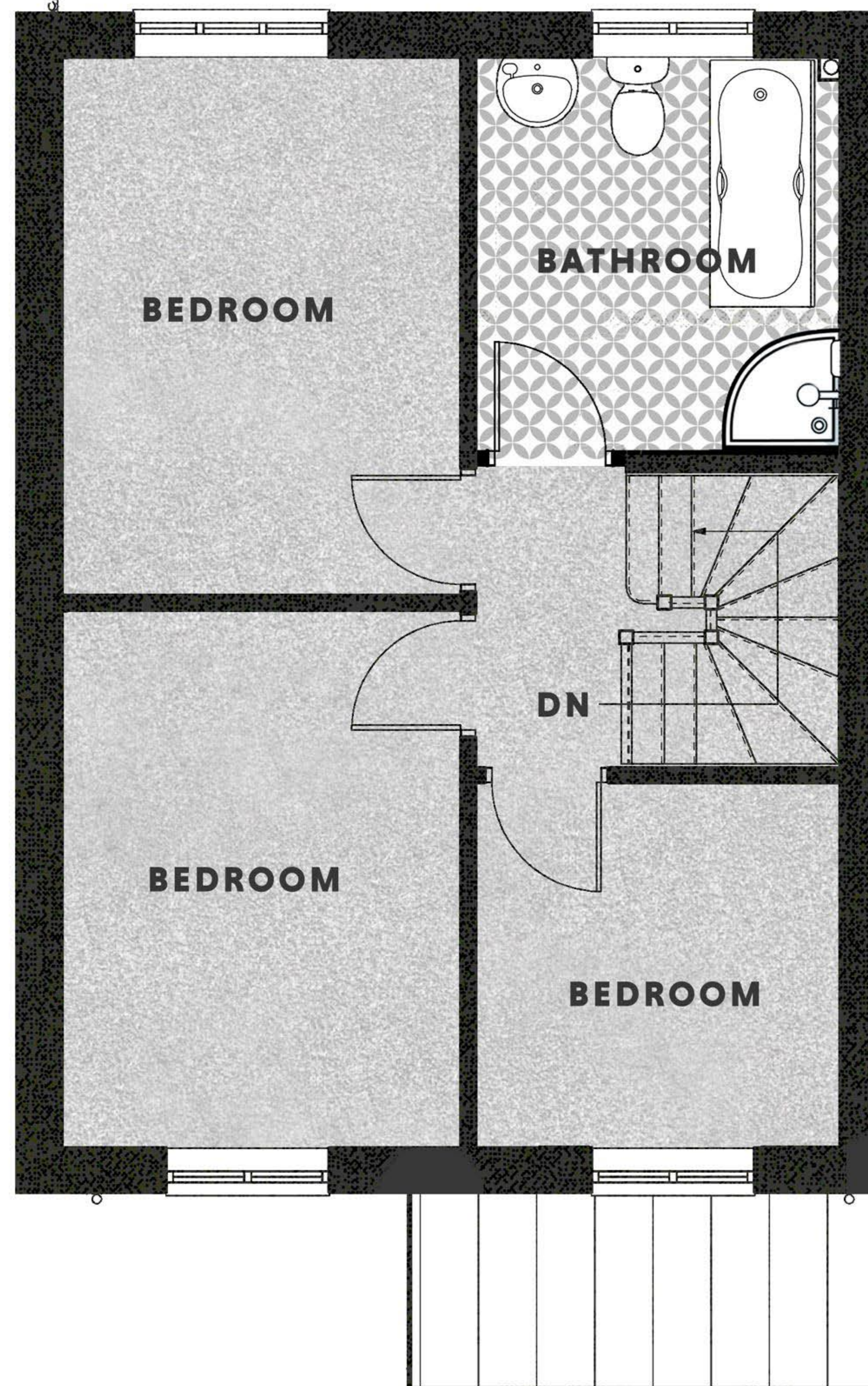




**FLOOR PLAN  
GF**



**FF**



**GROUND FLOOR**

Kitchen 2750mm x 3700mm  
Lounge/Diner 5375mm x 3700mm •

**FIRST FLOOR**

Bedroom 1 3053mm x 3700mm  
Bedroom 2 3053mm x 3700mm  
Bedroom 3 2522mm x 2522mm

**TOTAL FLOOR AREA**

82.3 Sq M (918 Sq Ft)

• Maximum Dimension



03 **High specification**  
Stylish fixtures & fittings



02 **Quality kitchens**  
For entertaining



*Images of the developers typical finish*

01 **Fine details**  
Finished with Care

# BEAUTIFULLY COMPOSED

The interiors of each home have been carefully considered to ensure can have a relaxed, stylish lifestyle. The layout leaves ample room for family gatherings, whilst allowing separate spaces for you to make each room your own. Whether you'd like to transform a bedroom into a snug area or use the lounge to create an impressive cinema room; the choice is yours.

The large kitchen is the perfect place to cook up a storm and is fitted with modern, A rated appliances, which will help to reduce your carbon footprint. For a spot of relaxation, the bathroom has a luxurious bathtub to unwind after a busy day.

Finished with contemporary, clean lines throughout, your home will be the perfect blank canvas for you to get creative with.







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*Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Larkes have not tested any services, appliances or specific fittings - prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor*