



ADDRESS
36 Edinburgh Avenue
Gorleston-On-Sea
Norfolk
NR31 7EZ

TENURE
Freehold

STATUS
Chain free sale

L  R K E S

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“A tranquil retreat blending coastal charm with modern convenience, Edinburgh Avenue offers easy access to reputable schools, local amenities, and the golden sands of Gorleston Beach, all within a vibrant community framed by green spaces and a thriving cultural scene.”

The Tour:

This carefully renovated 1970s terraced house, positioned on a quiet residential avenue in Gorleston-on-Sea, offers a harmonious blend of modern design and verdant surroundings. Set back from the road, the home is approached via a hand gate that opens onto a lawned front garden, bordered by mature hedging that enhances privacy and creates a serene introduction to the property.

The house underwent a comprehensive renovation in 2019, skilfully executed to enhance both form and function. Key updates include a sleek new kitchen and a contemporary bathroom, alongside the installation of gas central heating powered by an efficient combination boiler. Upgrades to the electrical system, including a new consumer unit, ensure the home is future-ready. Throughout, uPVC double glazing enhances comfort and energy efficiency, while natural light flows seamlessly across both floors.

The ground floor is organized to provide a spacious living room with dining area, finished with featured walls to emphasize its generous proportions. The adjacent kitchen has been designed with practicality and style in mind, featuring modern cabinetry and a . Outside, this private space is framed by established greenery and includes a practical store room, offering opportunities for outdoor dining and quiet retreat. Beyond the garden, open views extend over Magdalen Recreation Ground, grounding the home in its natural setting.

The first floor hosts two double bedrooms, each with tranquil views and a contemporary aesthetic. A central bathroom, with clean lines and modern fittings, completes the upper level.

Edinburgh Avenue forms part of a mid-20th-century development in Gorleston-on-Sea, a town renowned for its coastal charm and strong sense of community. This specific area reflects the town's thoughtful post-war planning, with its spacious streets, green spaces, and proximity to essential amenities. Located just moments from the Magdalen Way shops, schools, and the beach, the home combines a quiet residential setting with convenient access to the best of Gorleston.

A considered and stylish renovation, coupled with a backdrop of open green space, makes this home a peaceful yet practical retreat on the Norfolk coast.

Points to Note:

Tenure: Freehold

Period: Built around 1970

Construction: Cavity wall and flat roof

Fenestration: uPVC double glazing

Heating: Gas Central Heating via Combi Boiler

Energy Performance: TBC

Average Heating & Lighting Costs: TBC

Council Tax: Band A (£1,449.94)

Broadband: Ultrafast internet available up to 1,800mbps download



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The Area:

Edinburgh Avenue in Gorleston-on-Sea is a peaceful residential street that offers a perfect blend of coastal charm and practical convenience. Located within easy reach of Gorleston's bustling town centre, the area is well-suited for families and professionals alike. Its proximity to highly regarded schools making it particularly popular among young families, with Ormiston Cliff Park Primary Academy and Peterhouse Church of England Primary Academy catering to younger children, while Cliff Park Ormiston Academy and Lynn Grove Academy provide excellent options for secondary education.

Everyday conveniences are readily available at the nearby Magdalen Way shopping area, which offers a range of supermarkets, independent shops, and services. For those commuting, the location provides access to employment hubs in Great Yarmouth, known for its renewable energy and offshore industries, and Lowestoft, with its diverse economic opportunities.

Leisure options abound, with the golden sands of Gorleston Beach just a short distance away, ideal for walks, water sports, or simply soaking in the stunning coastline. The Pavilion Theatre

hosts a variety of performances, adding to the town's vibrant cultural scene. Outdoor enthusiasts can enjoy the expansive Magdalen Recreation Ground, located just beyond the rear gardens of Edinburgh Avenue, offering ample green space for relaxation and recreation. This coastal community truly has it all.

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.





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Footpath & entrance



Entrance hall



Kitchen detail



Dining area



Principal bedroom



Landing



Bedroom detail with wardrobe



Bedroom with a view



Second bedroom



Rear gardens



Rear facade



Bathroom

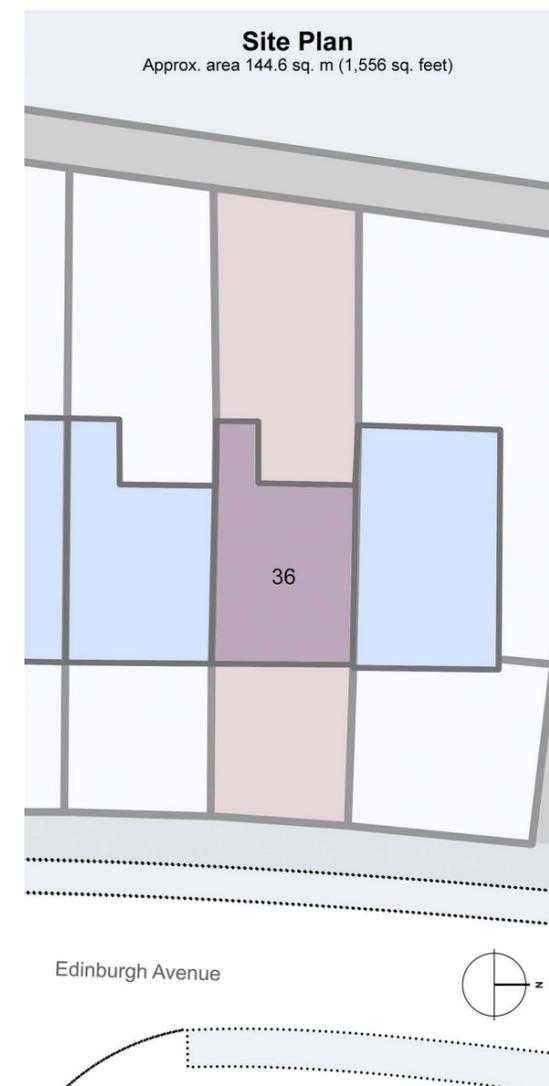
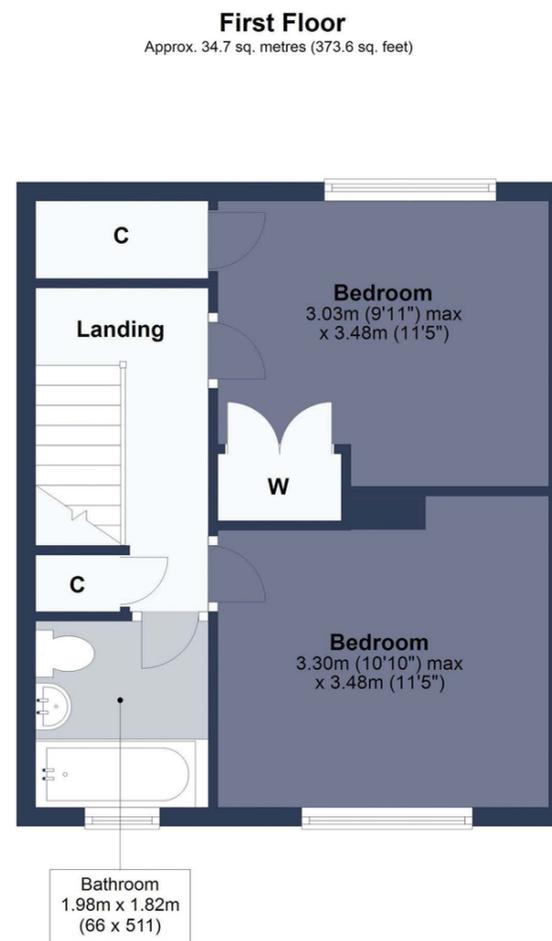
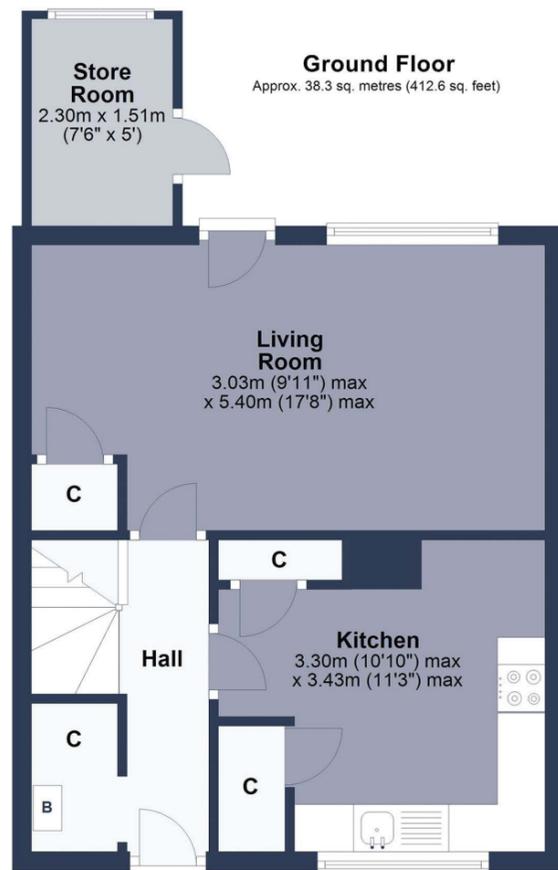
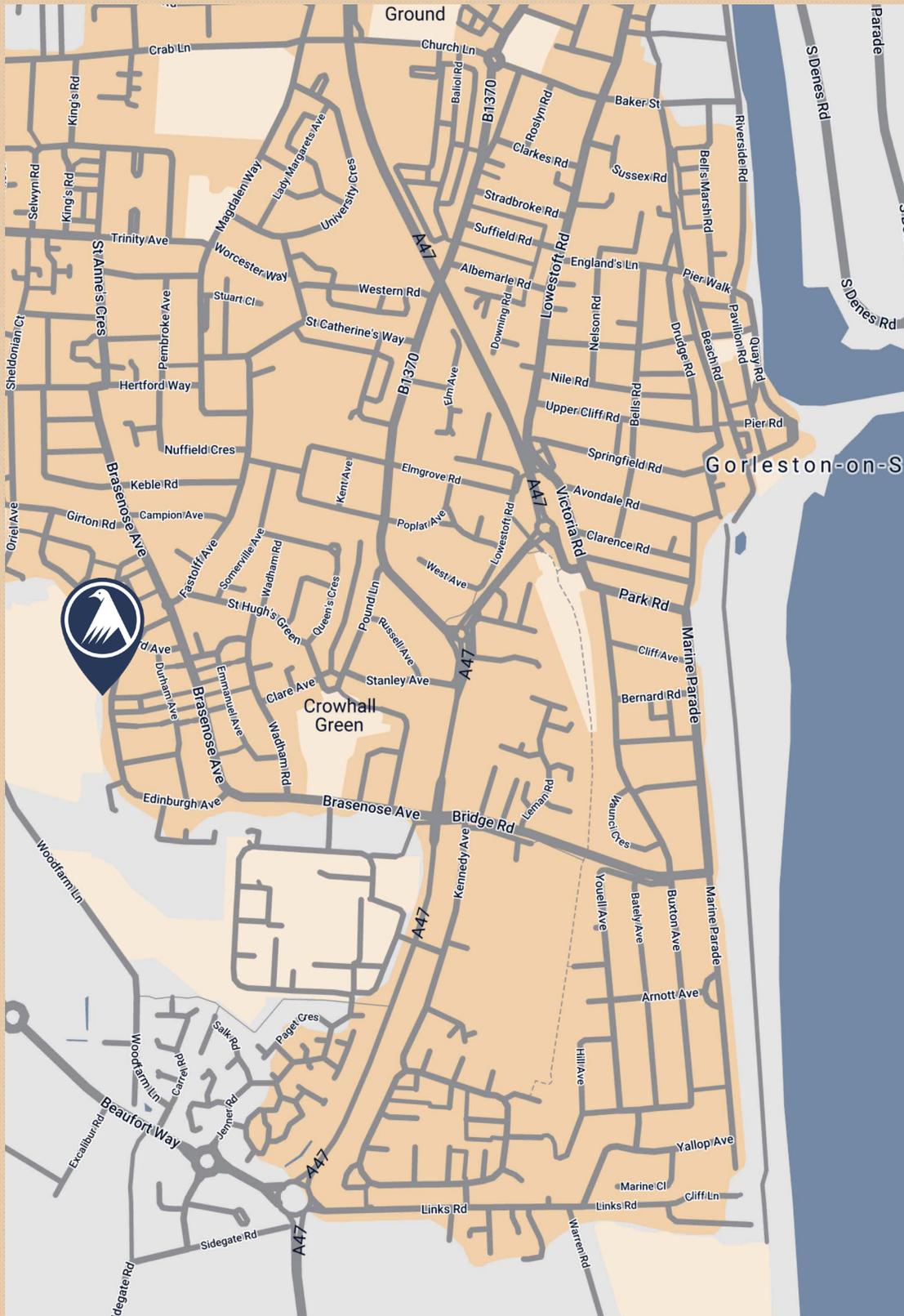


Illustration for identification purposes only, measurements are approximate. Plan not to scale.

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