



ADDRESS  
16 New College Close  
Gorleston-On-Sea  
Norfolk  
NR31 7DE

TENURE  
Freehold

# L R K E S

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**‘A PRIVATE WEST  
FACING GARDEN SITS  
AT THE REAR, WHERE  
A NEWLY UPDATED  
GARDEN STUDIO  
CAN BE FOUND,  
PROVIDING A PERFECT  
WORK FROM HOME  
ENVIRONMENT’**



**T**his light-filled three-bedroom home, built in the 1970s, is positioned on a quiet tree-lined street, a short walk from independent shops, local schools, and nurseries. The house has been subject to recent upgrading to the heating system, new flooring has been fitted and the property has been redecorated throughout. A private west facing garden sits at the rear, where a newly updated garden studio can be found, providing a perfect work from home environment.

Approached across a gravel hard-standing that provides parking for up to three vehicles.

Access to the home is via the storm porch which leads into the spacious entrance hall with an attractive L-shaped staircase with useful understairs storage cupboard. An open-plan living and dining room exploits the proportions of former double reception rooms, the area flows along one side of the plan, it is flooded with light from the large corner window at the front and patio doors from the rear that open into the garden beyond.

A modern kitchen features fitted base and wall mounted cabinetry, rolled edge laminate work top surfaces, with inset stainless-steel sink, there is an integrated extraction canopy over a cooker recess, and a larder style storage cupboard offering plentiful storage.

A first-floor landing gives access to three double bedrooms, a WC, and bathroom. The tiled bathroom has a white suite comprising a newly fitted vanity set wash basin, and panel bath with glass screen and mains fed shower over.

Outside mature trees in the neighbouring gardens offer an excellent sense of privacy and seclusion. Footpaths, lawns, and seating areas provide interest and areas to sit or play. The side of the garden is occupied by a newly updated garden studio, offering additional space to entertain or work.







Tenure: Freehold  
Heating: Gas Central Heating  
(Combination Boiler Installed 2021)  
Council Tax: Band B (£1,541)

Located on the outskirts of Gorleston-On-Sea with easy transport links to the Market Town of Great Yarmouth (five-minute drive), Lowestoft (ten-minute drive) and the Cathedral city of Norwich (approximately 40 minutes by car).

There are many good schools nearby, Homefield Church of England Primary and Nursery School, Lynn Grove High, and Ormiston Venture Academy.

Gorleston's sandy Edwardian Beach is a short drive away, along with its traditional seaside gardens, pier, and model boat pond. It also has a theatre opposite the pier called the Pavilion. The main shopping centre is on High Street. It has its own golf club.

*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.*



1. Kitchen
2. Entrance hall
3. Living/dining room
4. Garden & garden studio
5. Dual reception area





- 1. Primary bedroom
- 2. Rear bedroom
- 3. Bathroom
- 4. Landing WC



# NEW COLLEGE CLOSE GORLESTON-ON-SEA

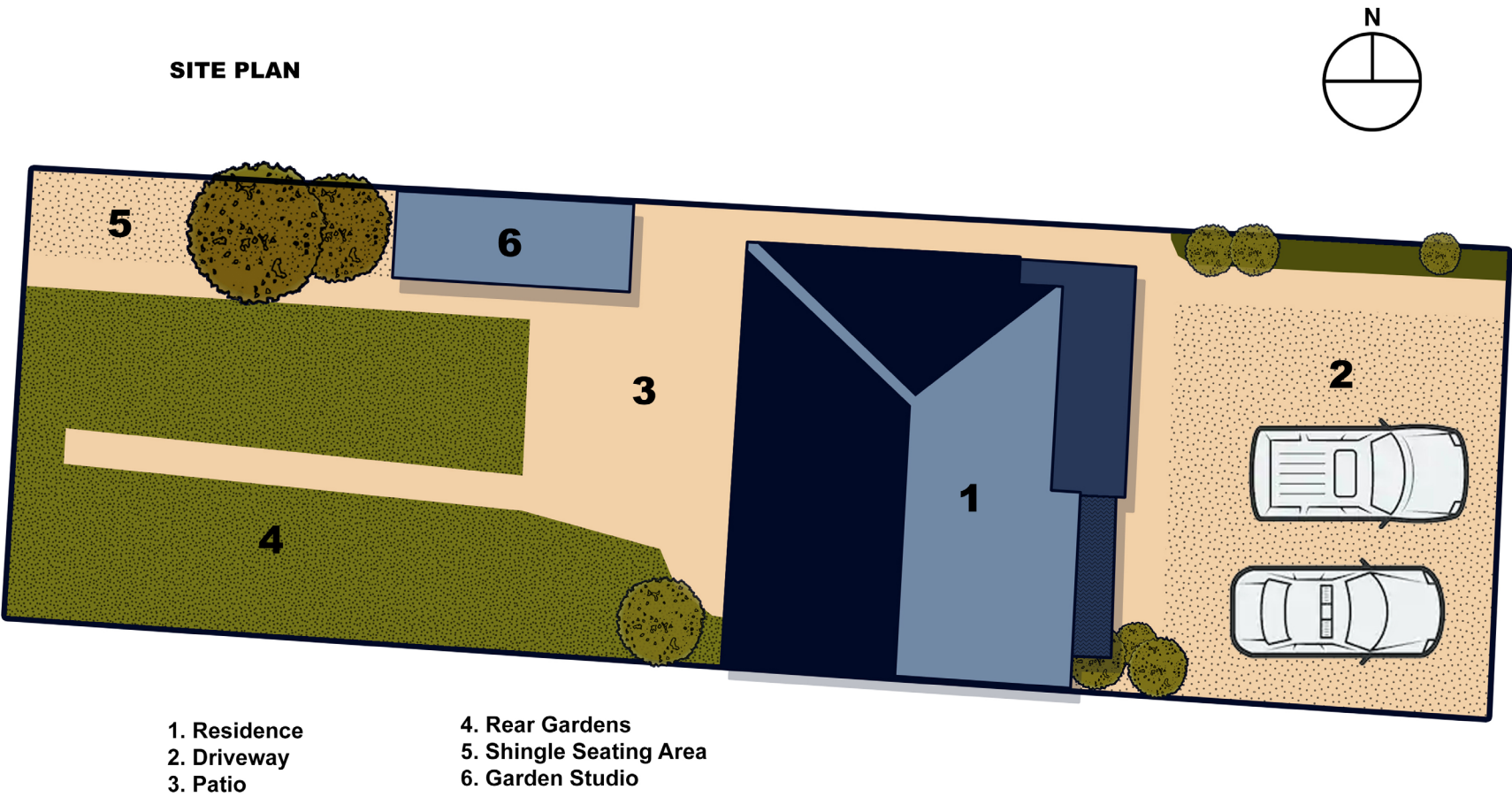
APPROXIMATE FLOOR AREA  
= 92.0 sq m / 990 sq ft

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

VIEWING ARRANGEMENTS  
Telephone: 01493 330299  
Email: [sales@larkes.co.uk](mailto:sales@larkes.co.uk)

COUNCIL TAX - Band B (£1,541)

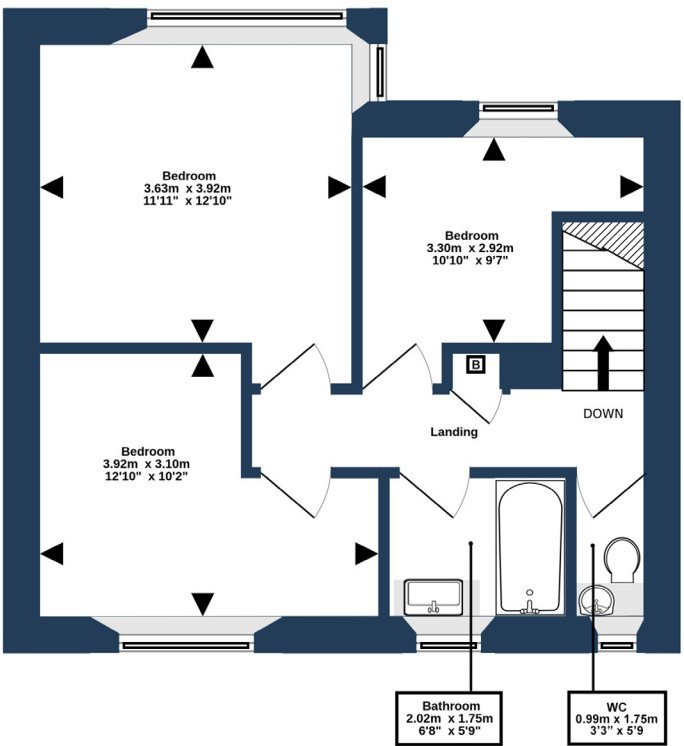
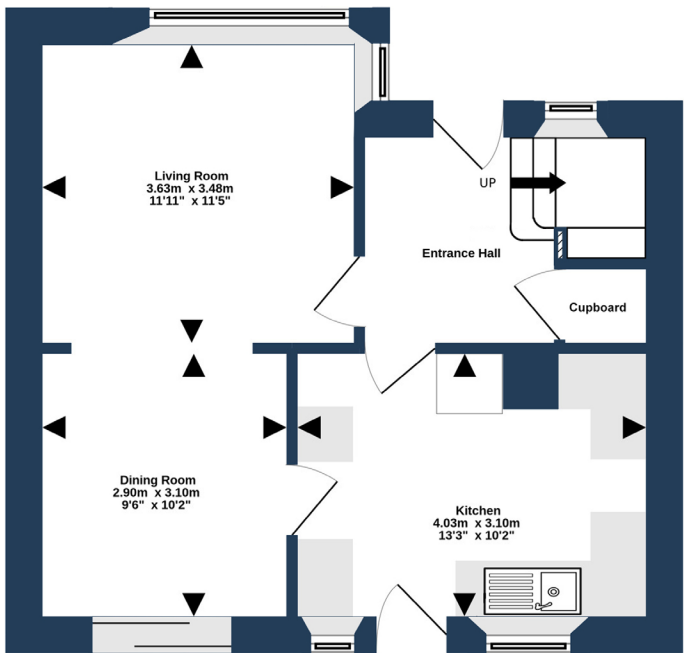
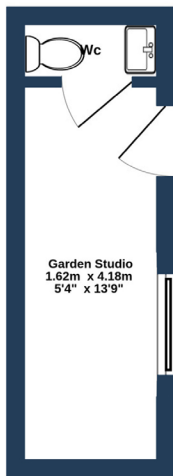
ENERGY RATING - C 72



Outside  
7.9 sq.m. (85 sq.ft.) approx.

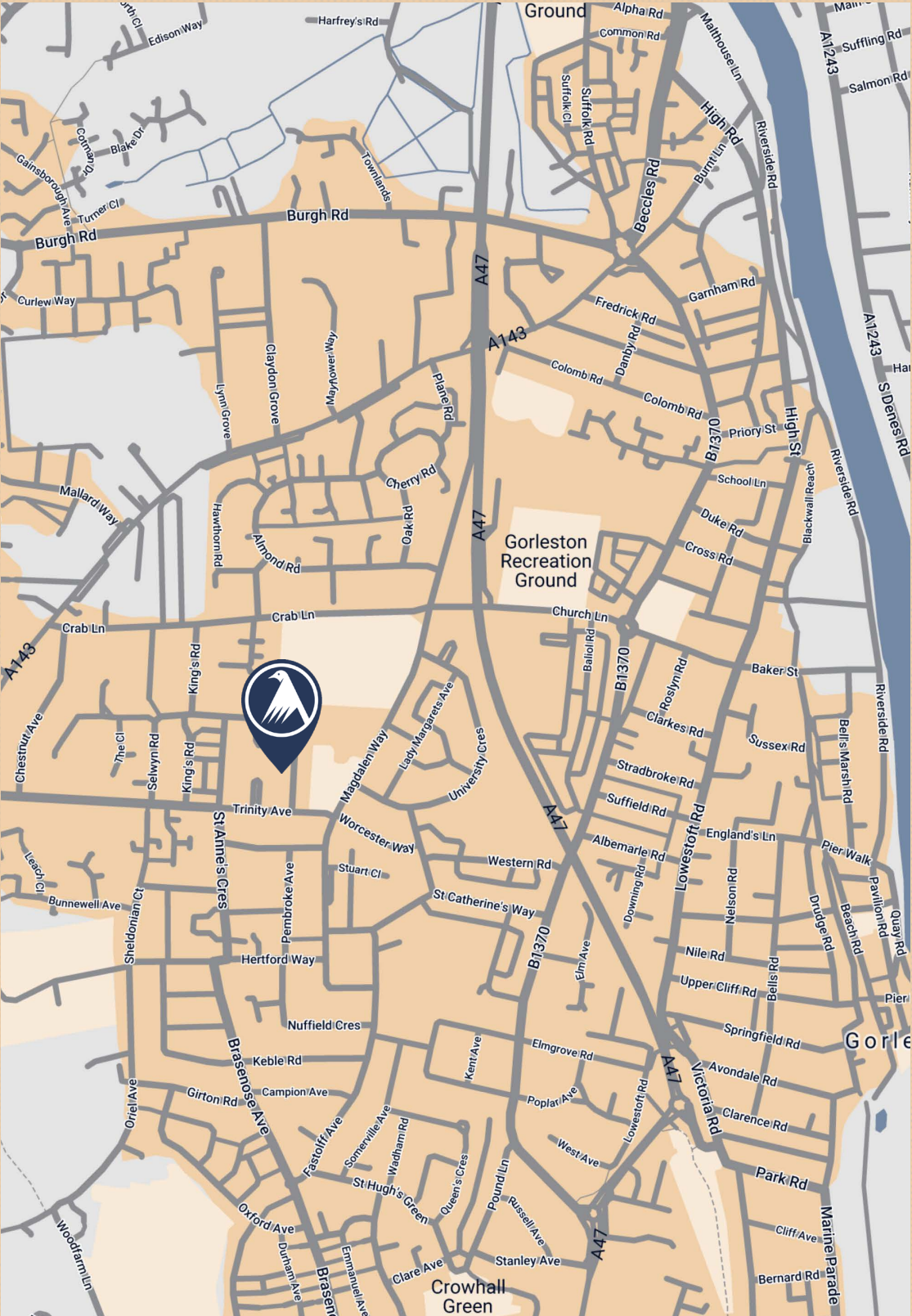
Ground Floor  
41.9 sq.m. (451 sq.ft.) approx.

First Floor  
42.1 sq.m. (453 sq.ft.) approx.





Ref: 7235



NOTE: Larkes Estate Agents for themselves and for the vendors or lessees of this property whose agents they are give notice that: (i) the particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given, without responsibility and intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Larkes Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property