

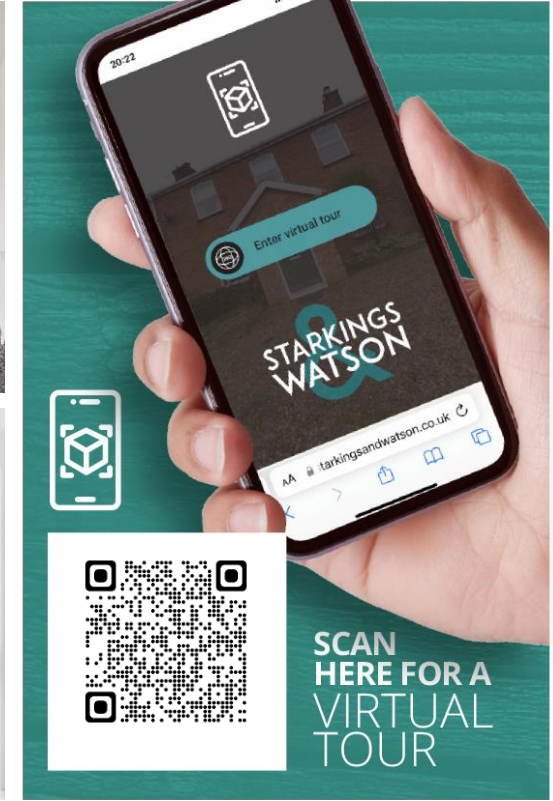
LICHFIELD ROAD

Great Yarmouth NR31 0EQ

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336116

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STARKINGS & WATSON

- No Chain!
- Updated & Modernised End-Terrace Home
- Two Reception Rooms & Hall Entrance
- Open Plan High Gloss Kitchen/Breakfast Room
- Ground Floor Bathroom with Shower
- Three/Four Bedrooms
- 'Jack & Jill' En-Suite Cloakroom
- Paved & Lawned Garden

IN SUMMARY

NO CHAIN. Fully RENOVATED to a HIGH STANDARD with a HIGH END FINISH, PRIVATE GARDENS and FLEXIBLE LAYOUT. The property has been RE-WIRED and RE-PLUMBED, with all aspects checked prior to the internal renovations. With OVER 1240 Sq. ft (stms) of accommodation, the property offers AMPLE ROOM for a GROWING FAMILY, with a useful PORCH/HALL ENTRANCE, 14' BAY FRONTED sitting room with HIGH CEILING, dining room with BUILT-IN STORAGE, and the 24' KITCHEN/DINING ROOM with INTEGRATED APPLIANCES. A rear UTILITY AREA also takes you to the ground floor FAMILY BATHROOM - finished with a four-piece suite and STRIKING TILING. Upstairs, the FOUR BEDROOMS can be found, with two inter-connecting. The two larger bedrooms also have a door to a first-floor cloakroom.

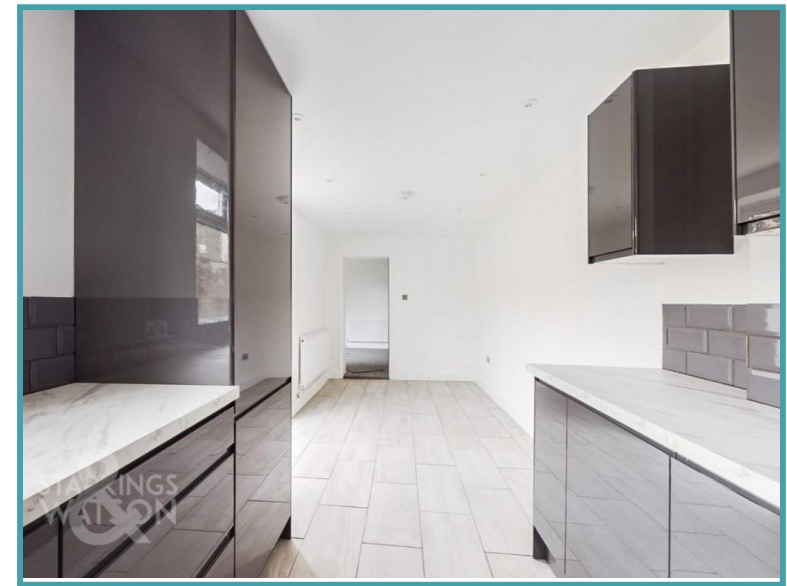
SETTING THE SCENE

Located close to Southtown Road, the property remains within walking distance to the centre of Great Yarmouth. With on road parking outside, timber fencing encloses the frontage with an original

tiled walkway to the main entrance door.

THE GRAND TOUR

A tiled porch entrance and carpeted hall are open plan, with the stairs leading to the first floor. The front reception room is a fantastic bay fronted sitting room with fitted carpet, and uPVC double glazing to front and side. The dining room is finished in the same style, with a uPVC double glazed window to rear and built-in under stairs storage cupboard. A door leads to the kitchen, boasting a high gloss range of wall and base level units, with contrasting tiled splash backs and flooring. Integrated cooking appliances include an electric ceramic hob and oven, with a range of storage and space for white goods. There is ample space for a table in the kitchen area, whilst French doors take you to the gardens. Beyond the kitchen a utility room is finished in the same style, with a work surface over an area for laundry appliances. Lastly, the family bathroom, finished with a striking tiled splash back, and a four-piece suite which includes storage under the sink and a separate shower cubicle alongside the bath. Heading upstairs, the front main double bedroom offers dual aspect views, with a door to an inner hall and 'Jack and Jill' cloakroom which is shared with the second double bedroom. The inner hall has also been finished with some useful shelving. The third and fourth bedrooms interconnect, but remain great sizes. The property is finished with uPVC double glazing and gas fired central heating.



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THE GREAT OUTDOORS

The rear garden offers a mixture of lawn and paving, enclosed with brick wall boundaries and a shingled bed. There is a gated access to rear and a useful integral brick-built storage shed.

OUT & ABOUT

Located on Lichfield Road within the heart of Great Yarmouth, you can easily walk to a vast array of local amenities, shops, schools and medical facilities. Various bus links lead in and out of the town, whilst the beach is only a short walk away.

FIND US

Postcode : NR31 0EQ

What3Words : ///caked.sober.bleak

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

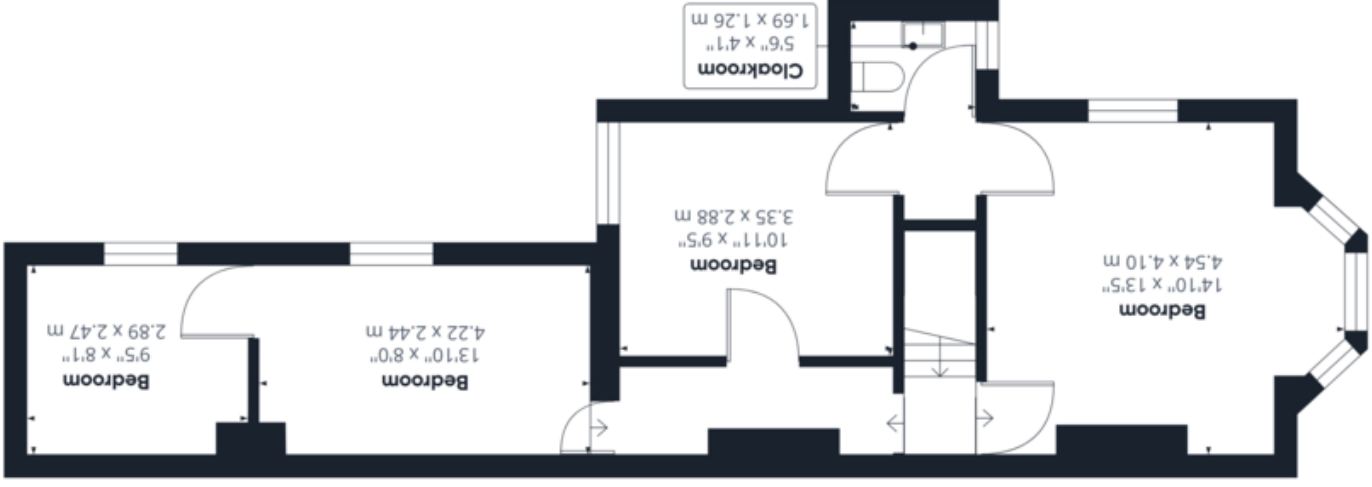
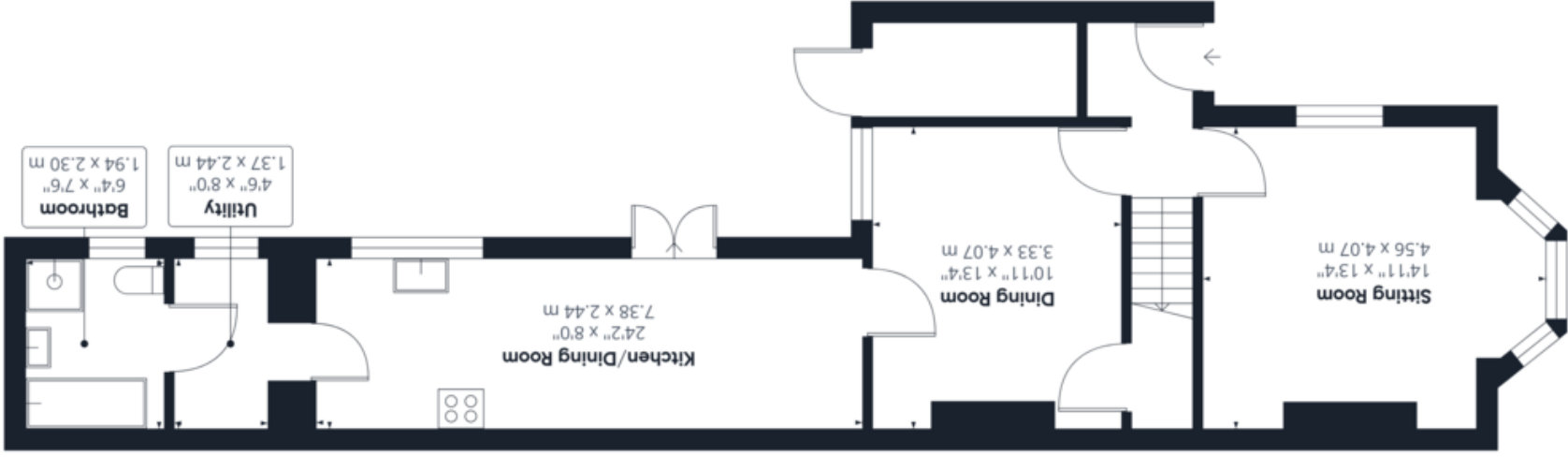
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Price:



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Approximate total area⁽¹⁾

1244.02 ft²
115.57 m²

(1) Excluding balconies and terraces

GIRAFFE 360
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.