



Palgrave Road, Great Yarmouth - NR30 1QE



Palgrave Road

Great Yarmouth

Located in a popular residential Location, this WELL MAINTAINED PROPERTY offers comfortable living spaces perfect for family life. The interior boasts TWO RECEPTION ROOMS allowing for separate living and dining areas. The spacious 10' KITCHEN comes complete with COOKING APPLIANCES, and space for white goods. A convenient GROUND FLOOR BATHROOM including a SHOWER adds to the functionality of the home. Upstairs, THREE BEDROOMS (with two interconnecting) provide ample space for relaxation and privacy. Outside, a COURTYARD GARDEN can be found with a STORAGE SHED.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Popular Residential Location
- Two Reception Rooms
- 10' Kitchen with Cooking Appliances
- Ground Floor Bathroom
- Three Bedrooms
- Courtyard Garden
- On Road Parking
- Gas Fired Central Heating



Located 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.

SETTING THE SCENE

Approached via a courtyard frontage with a low level brick walled front boundary, a brick tiled pathway takes you to the main entrance door.

THE GRAND TOUR

Once inside, the main sitting room greets you with wood effect flooring underfoot, front facing window and a feature fireplace creating a focal point to the room. A door takes you to the inner hallway where stairs lead to the first floor landing with a further door to the dining room beyond - also finished with wood effect flooring and a useful built-in under stairs storage cupboard. A door takes you to the adjacent kitchen with a modernised range of wall and base level units with ample work surface space. Integrated cooking appliances include an inset electric hob and built-in electric double oven, with tiled splash-backs and an extractor fan above. Space is provided for general white goods including a fridge and washing machine.



A door will take you to the outside, with a further door taking you to the family bathroom beyond - complete with a white three piece suite including a mixer shower tap over the bath, tiled splash-backs and a heated towel rail.

Heading upstairs, the carpeted landing leads to the two main bedrooms including the front facing bedroom complete with fitted carpet, feature fireplace and built-in storage cupboard, with the rear facing bedroom which includes built-in storage cupboard, carpet and feature fireplace. A door leads off to the third bedroom or dressing room with fitted carpet and rear facing window.

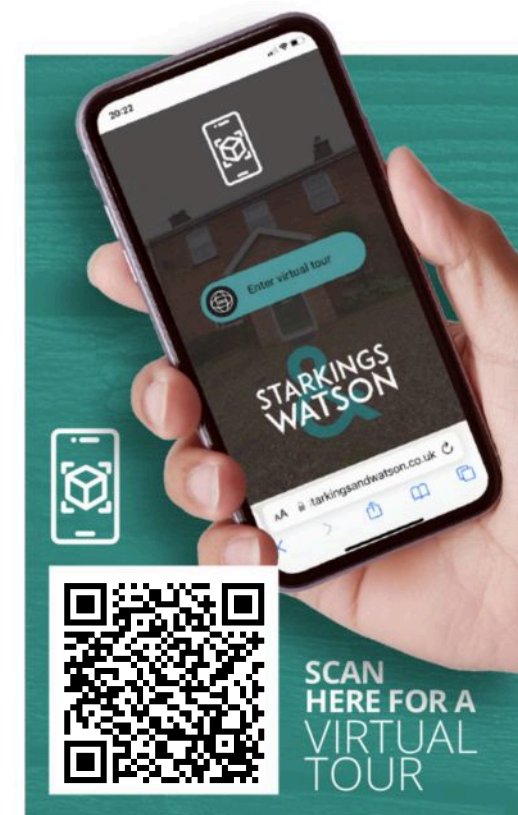
FIND US

Postcode : NR30 1QE

What3Words : /// [herds.lies.skin](https://www.what3words.com/herds.lies.skin)

VIRTUAL TOUR

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

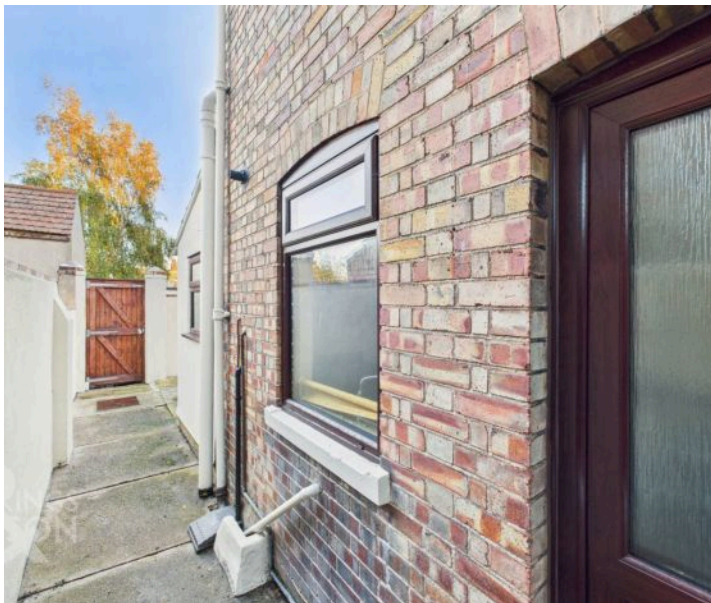






THE GREAT OUTDOORS

Leaving the property via the kitchen door, a low maintenance courtyard garden can be found with useful storage shed and enclosed wall boundaries with a gated rear access.





Approximate total area⁽¹⁾

659 ft²

61.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336226 • lettingteam@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.