



1 Churchill Road, Great Yarmouth

Great Yarmouth



Minors & Brady

# 1 Churchill Road

## Great Yarmouth, Great Yarmouth

Beautifully presented and deceptively spacious, this end-of-terrace home offers stylish and comfortable living in a well-established area of Great Yarmouth. The ground floor features a bright, open layout with a light-filled lounge, a generous dining room, and a sleek modern kitchen fitted with marble-effect work surfaces and integrated appliances including an electric oven, gas hob with cooker hood, fridge freezer, and dishwasher. Luxury touches continue with underfloor heating running throughout this level and a contemporary family bathroom featuring a double Jacuzzi bath, electric shower, and elegant vanity unit. Upstairs, three well-proportioned double bedrooms are complemented by a convenient WC. Outside, a low-maintenance courtyard garden laid with artificial grass provides the perfect spot to relax, while a private brickweave driveway offers off-road parking. Situated close to local shops, supermarkets, schools, and green spaces, this property combines modern comfort with excellent everyday convenience.

### Location

Churchill Road is located in a well-established residential area of Great Yarmouth, offering easy access to both everyday conveniences and the town's coastal attractions. Nearby, you'll find a range of local shops, supermarkets, and schools, along with parks and open green spaces ideal for leisure and recreation. The vibrant seafront, with its beaches, cafés, and entertainment options, is just a short distance away, while excellent transport links provide straightforward routes to Gorleston, Lowestoft, and Norwich. The area also benefits from regular public transport services and nearby road connections, including the A47, for those commuting further afield. Residents enjoy being close to popular local landmarks such as the historic marketplace and Marina Centre. It's a convenient and well-connected setting suited to families, professionals, and retirees alike.

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Entering through the lounge, this beautifully presented end-of-terrace home immediately reveals its modern and inviting interior. The lounge sets the tone for the rest of the property, offering a bright and comfortable living space finished in a calm neutral palette with wood-effect flooring and soft LED lighting. A large front window draws in natural light while a bespoke media wall with integrated cabinetry provides both storage and a striking focal point. The open layout naturally leads into the dining area, creating a fluid sense of space perfect for both family life and entertaining.

The dining room continues the home's contemporary style, offering a generous and welcoming setting for gatherings. A large side-facing window floods the room with light, while the underfloor heating and recessed lighting create a warm and refined atmosphere. Cleverly designed under-stair storage is neatly concealed, maintaining the room's clean and streamlined look. From here, a wide opening leads through to the kitchen, connecting the ground floor with effortless flow.

The kitchen has been thoughtfully designed with sleek, handleless cabinetry and marble-effect work surfaces, offering a luxury finish that feels both stylish and functional. Integrated appliances include an electric oven, gas hob with cooker hood, fridge freezer, dishwasher, and stainless steel sink and drainer. Splashback tiling adds definition, while natural light pours in through the side window. The continuation of the wood-effect flooring and underfloor heating throughout the ground floor enhances the sense of unity and comfort. A door at the rear provides access to the outside courtyard.



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Also on the ground floor, the family bathroom presents a spa-like experience with a double Jacuzzi bath and electric shower. The room is finished with grey panelling, a wall-mounted vanity unit, and luxury flooring, giving it a clean and contemporary appearance. Underfloor heating runs throughout this level, ensuring a warm and relaxing atmosphere all year round.

Upstairs, the landing leads to three well-sized double bedrooms, each filled with natural light and designed to feel airy and restful. The principal bedroom includes built-in wardrobes, while the remaining rooms offer versatility for children, guests, or home working. Completing the upper level is a convenient WC finished with stylish fittings and modern flooring.

Outside, the property enjoys a low-maintenance courtyard garden laid with artificial grass, offering an ideal space for relaxation or outdoor dining. A useful storage area sits to one side, and the gated brickweave driveway at the front provides secure off-road parking.

Additionally, the property has received thoughtful upgrades, including new windows, a newly tiled roof, full internal insulation, and double glazing throughout, providing improved comfort, warmth, and energy efficiency.

### Agents notes

We understand that the property will be sold freehold, connected to all main services.

Heating system- Gas Central Heating

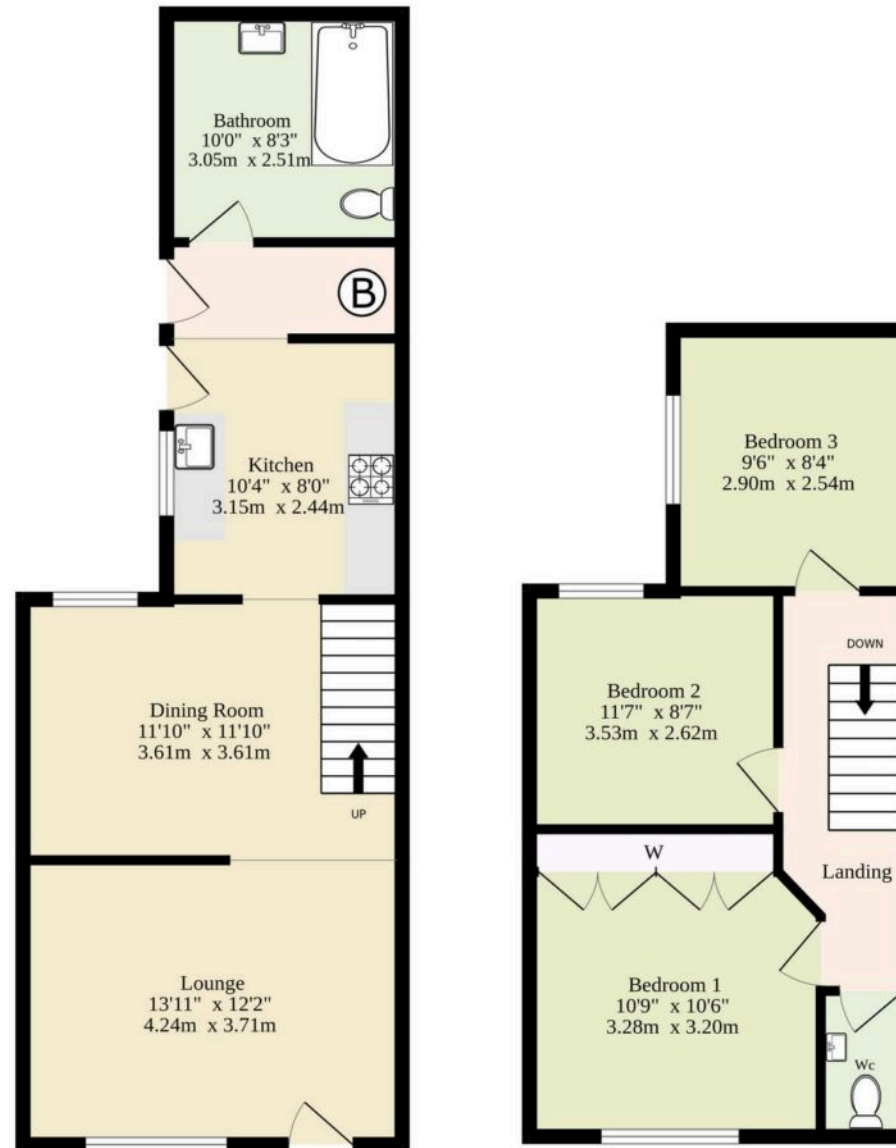
Council Tax Band- A



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Ground Floor  
496 sq.ft. (46.1 sq.m.) approx.

1st Floor  
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 903 sq.ft. (83.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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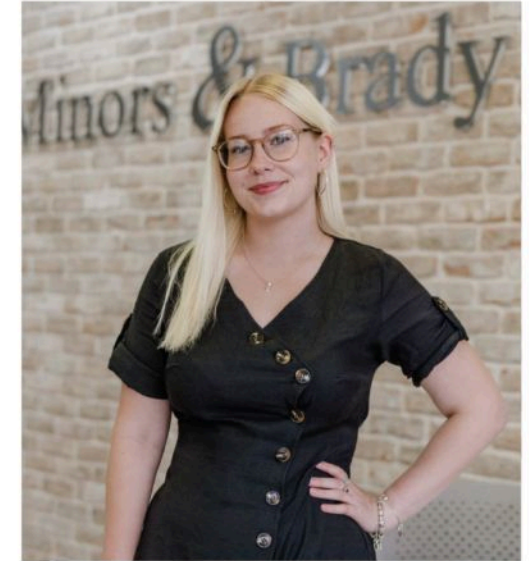
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