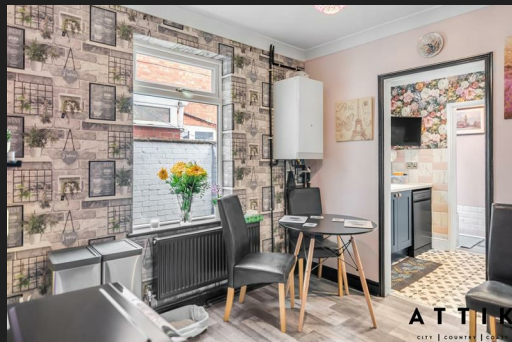


86 Churchill Road  
Great Yarmouth  
NR30 4NQ



# 86 Churchill Road

## Offers In Excess Of £170,000

### The spacious family home...

Located in the heart of the picturesque seaside town of Great Yarmouth, 86 Churchill Road presents a wonderful opportunity to own a deceptively spacious 4-bedroom mid-terrace property brimming with original features. As you walk through the quiet and wide street, lined with Victorian terrace properties, you'll be greeted by the inviting charm of this home.

Upon entering, you're welcomed by a grand entrance hallway adorned with original features, setting the tone for the character that flows throughout the property. The lounge boasts a bay window, flooding the room with natural light, and showcases an original fireplace, adding a touch of elegance to the space.

The dining room, currently used as a double bedroom, offers versatility and features another fireplace along with a window overlooking the rear courtyard. From here, step into the breakfast room, ideal for casual dining or as a formal dining area, leading seamlessly into the lovely navy-colored shaker style kitchen. Complete with modern appliances and ample storage, this kitchen is as functional as it is stylish.

The property at 86 Churchill Road also boasts a delightful lobby area, providing a perfect transition space between the kitchen and the rear courtyard. This area offers additional storage, space for a washing machine, and access to the family bathroom.

The family bathroom is a serene retreat, featuring a shower above the bath, a basin, and a W.C. Tiling on all walls adds a touch of elegance to the space, while the ample natural light creates a bright and inviting atmosphere. The thoughtful design and functionality of the bathroom ensure that it is not just a practical space but a place to relax and unwind after a long day. Rest assured, every detail has been carefully considered to make this house a truly welcoming and comfortable home.

Upstairs, the property continues to impress with generously sized bedrooms, each offering views either to the front street or the peaceful rear courtyard. The largest bedroom in the house is a standout feature, providing ample space and charming views. Additionally, there are two more bedrooms, one perfect for a music room or a cosy bedroom, and the other offering the potential for a home office or a delightful dressing room.

86 Churchill Road is not just a property; it's a piece of Great Yarmouth's vibrant history, offering a comfortable and stylish living space in a sought-after location. With the convenience of non-permit on-street parking and the seaside town's amenities just a stroll away, this property is a true gem waiting to be discovered. Don't miss your chance to make this house your home in the heart of Great Yarmouth.

### Agents notes...

A pre-recorded walkaround tour is available for this property

Council Tax Band B

Local Authority  
Great Yarmouth

Council Tax Band B

EPC Rating C



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TOTAL FLOOR AREA: 1176 sq ft (109.3 sq m) approx.  
Measurements are given to the internal face of the walls. All measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency. See also the EPC.