



24 Yarmouth Road, NORWICH

£795,000 Freehold



websters.

Presenting this beautifully appointed and rarely available river-frontage semi-detached family home, boasting four double bedrooms and spread over four immaculately presented floors. The property features two modern bathrooms, an additional cloakroom, and a convenient utility room. Step outside to discover a generous rear garden that leads down to the tranquil River Yare. Inside, the open plan kitchen/diner is perfect for culinary adventures and entertaining, while the open plan sitting/family room provides a cosy retreat.

Located in a highly sought-after area, this property offers a perfect balance of space, style, and comfort. Ideal for growing families or those seeking a touch of luxury, this home is sure to impress even the most discerning buyer. Don't miss the opportunity to make this stunning residence your own.

Council Tax band: D



- Beautifully Appointed And Rarely Available Semi-Detached Family Home
- Four Double Bedrooms
- Immaculately Presented Over Four Floors
- Two Modern Bathrooms And Additional Cloakroom And Utility Room
- Generous Rear Garden With Quay Heading On The River Yare
- Open Plan Kitchen / Diner
- Open Plan Sitting / Family Room
- Highly Sought After Location



Entrance Hall

Solid front door with stained glass fan light over, cast iron radiator, stairs leading to lower ground floor and first floor, stripped wooden flooring, part glazed door to the rear garden (via staircase) with fan light over, two doors to sitting / family room, cornicing, picture rails and a corbel arch.

Sitting / Family Room

26' 8" x 14' 0" (8.12m x 4.26m)

Box bay fronted double glazed sash windows to the rear aspect with window seat and outstanding river views, further bay fronted double glazed sash window to the front aspect, stripped wooden flooring, two column radiators, cornicing, picture rails.

Lower Ground Floor Hallway

Doors to kitchen / diner, utility room and cloakroom, high quality tiled flooring and an under stairs storage cupboard.

Cloakroom

Recently renovated space with a low set WC, hand wash basin set to vanity with tiled splash back, high quality tiled flooring, part obscure double glazed timber frame door to a front lightwell, extractor fan and airing cupboard housing gas boiler.

Utility Room

7' 2" x 5' 5" (2.19m x 1.66m)

Space and plumbing for washing machine, floor to ceiling pantry cupboard, sunken ceramic Butler sink with mixer tap, quartz work tops, sealed unit window to the rear aspect, high quality tiled flooring and coving.

Kitchen / Diner

26' 8" x 14' 8" (8.14m x 4.48m)

Modernised open plan space comprising a range of custom built wall and base units with quartz work tops and island, free standing gas/electric range cooker with extractor fan over, column radiators, sunken ceramic Butler sink with mixer tap, integrated dishwasher, space for fridge - freezer, double glazed French double doors to the rear garden, fireplace recess with wooden surround and a double glazed sash window to the front aspect.

First Floor Landing

Doors to two bedrooms and bathroom, obscure stained glass double-glazed sash window to the front aspect, column radiator, floor laid to carpet, carpeted stairs to the second floor.

Bedroom One

15' 0" x 12' 4" (4.57m x 3.76m)

Bedroom Two

11' 3" x 12' 10" (3.44m x 3.91m)

Double bedroom with bay fronted double glazed sash windows to the front aspect, column radiator, fitted storage space and wardrobes, coving and floor laid to carpet

Bathroom

7' 5" x 7' 3" (2.27m x 2.20m)

Modernised suite comprising a panel bath with dual shower heads over, tiled backing and glass screen, hand wash basin set to vanity with tiled splash back, heated/backlit/Bluetooth speaker mirror, low set WC, laminate flooring, part obscure double glazed sash window to the rear aspect and a modern radiator.

Second Floor Landing

Doors to two further bedrooms and shower room, casement window to the front aspect, built in storage cupboard, eaves storage and floor laid to carpet.

Bedroom Three

14' 10" x 11' 11" (4.53m x 3.64m)

Double bedroom with two casement windows to the rear aspect with outstanding river views, column radiator, loft hatch and stripped wooden flooring.

Bedroom Four

11' 5" x 14' 1" (3.47m x 4.29m)

Double bedroom with two casement windows to the front aspect, stripped wooden flooring and a column radiator.

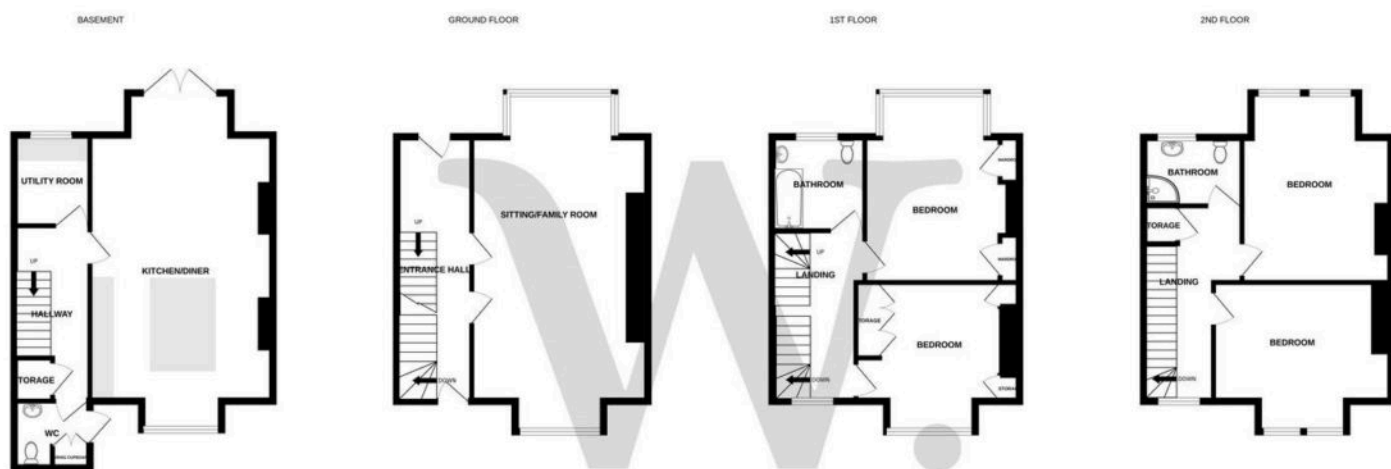
Shower Room

5' 5" x 7' 10" (1.65m x 2.39m)

Modernised suite comprising a corner shower with dual shower heads, tiled backing and glass door, hand wash basin set to vanity with tiled splash back, low set WC, casement window to the rear aspect, tiled walls, column radiator and laminate flooring.

Location

The property is in close proximity to Thorpe River Green and its cafes and benefits from good connections to Norwich city centre and railway station but retaining a village atmosphere. The location near to the Broads National Park and close proximity to several green spaces (such as Thorpe Marshes, Lionwood and Cary's Meadow) are also of a huge benefit to the property.



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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