



ADDRESS
67 Alderson Road
Great Yarmouth
Norfolk
NR30 1QQ

TENURE
Freehold

STATUS
Vendors are actively seeking

L  LARKES

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“THERE IS A CALM AND PEACEFUL ENERGY TO THE HOUSE; EACH ROOM DECORATED IN SOFT TONES, WITH GOOD LIGHT AND GREAT PAIRINGS OF MATERIALS.”



This beautiful three-bedroom Victorian house, with a private garden, is located on a quiet residential road just a few minutes' walk from Great Yarmouth's market square. A complete refurbishment by the owners has transformed the spatial experience of the house, creating a wonderfully light modern home of around 1,000 sq ft spanning two storeys.

The Tour:

A new part glazed door finished in anthracite grey provides the primary entrance, with herringbone LVT flooring running through the hallway and reception rooms. To the immediate left is the sitting room; a bright room with natural light streaming through the front bay window. Offering flexible uses, as a snug TV room or as a possible ground floor bedroom.

The second reception room provides a wonderful room for dining and lounging, a quiet and cosy heart to the house decorated in soft pastel colours. The adjacent kitchen is generous in proportion, having originally comprised of two rooms now joined to create a larger social space fit for modern family life, with walls of built-in cabinetry creating simple linear forms; these are topped with long Beech butcher block work surfaces and house integrated appliances.

A ground floor shower room provides additional convenience and completes the ground floor accommodation.

Three bedrooms are located on the first floor. Each room is carpeted and has wooden venetian blinds. The current owners utilise the tranquil middle room as their principal bedroom it has calming grey walls and a west facing window that captures a wonderfully warm afternoon light. The adjoining room is currently configured as a dressing room but could easily be arranged as a nursery. The bathroom on this floor is located at the rear of the floor plan and accessed via adjoining rooms.

The remaining double bedroom on this floor is situated at the front of the property, it has a large and well-portioned window and generous dimensions offering lots of room for furnishings.

Externally, there is a sunny west facing paved garden, perfect for BBQing and entertaining. There are two timber garden buildings a workshop/ store with power, and a simple but useful shed. The rear gate has been widened to enable access for motorbike storage.

Unrestricted on-street parking is available directly outside the house.

The Area:

Alderson Road, nestled in the heart of Great Yarmouth, Norfolk, is a residential haven with a prime location. Situated near local amenities, it offers convenience and accessibility for its residents.

For families, the area boasts excellent educational facilities. Nearby schools include Great Yarmouth Primary Academy and St. Nicholas Priory CE VA Primary School, ensuring quality education within walking distance.

Residents will find a range of shops and services nearby, with the bustling market town of Great Yarmouth just a stone's throw away. From independent boutiques to well-known retail chains, there is an array of options for shopping enthusiasts.

Alderson Road also provides easy access to a host of notable attractions and activities. The scenic Gorleston Beach, with its golden sands and serene promenade, offers a perfect retreat for leisurely strolls and picnics. The historic South Quay area, steeped in maritime heritage, provides a charming backdrop for cultural exploration.

Additionally, residents can enjoy the convenience of nearby transport links, including Great Yarmouth train station, facilitating seamless travel within the region and beyond.

In summation, Alderson Road offers an enviable blend of convenience, education, and recreation, making it an ideal location for families and individuals seeking a vibrant community with a wealth of amenities at their doorstep.

Please bear in mind that all areas, measurements, and distances provided in these particulars are approximations. The text, photographs, and floor plans serve as general guidance only.

Larkes has not conducted tests on any services, appliances, or specific fittings - prospective purchasers are advised to inspect the property themselves. All fixtures, fittings, and furniture not expressly itemised within these particulars are deemed removable by the vendor.

Points to note:

Tenure: Freehold
 Heating: Gas Central Heating
 Approx Heating & Lighting Costs: £88 pcm
 Council Tax: Band A (£1,385)
 Energy Performance: D 60



- 1. Entrance hall
- 2. Sitting room
- 3. Fireplace & sitting room details
- 4. View into living room



FIND
YOUR
NEST

'THE HEART OF THE HOME IS THE MODERN KITCHEN, COMPLETE WITH A RANGE COOKER AND A STYLISH PANELLED CEILING'



'THE PRIMARY LIVING ROOMS ARE ORGANISED IN AN OPEN-PLAN LAYOUT, WITH SITTING AND DINING AREAS. LARGE PATIO DOORS OPEN ONTO A SOUTH-FACING TERRACE AND GARDEN, CREATING AN EFFORTLESS FLOW FOR INDOOR-OUTDOOR LIVING'





Front bedroom



Dressing room/nursery

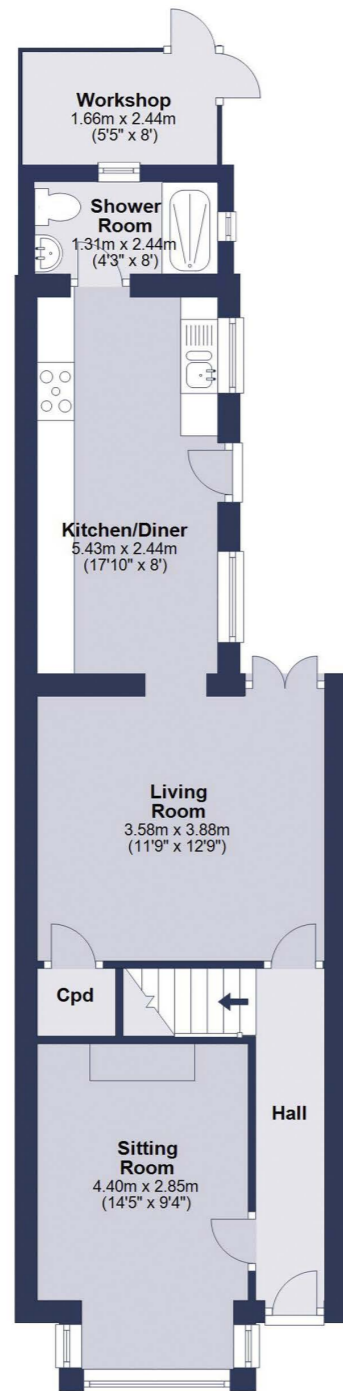


First floor bathroom



Paved rear garden

Illustration for identification purposes only,
 measurements are approximate.
 Plan not to scale.



Ground Floor

Main area: approx. 50.5 sq. metres (543.3 sq. feet)
 Plus outbuildings, approx. 4.3 sq. metres (46.1 sq. feet)



First Floor

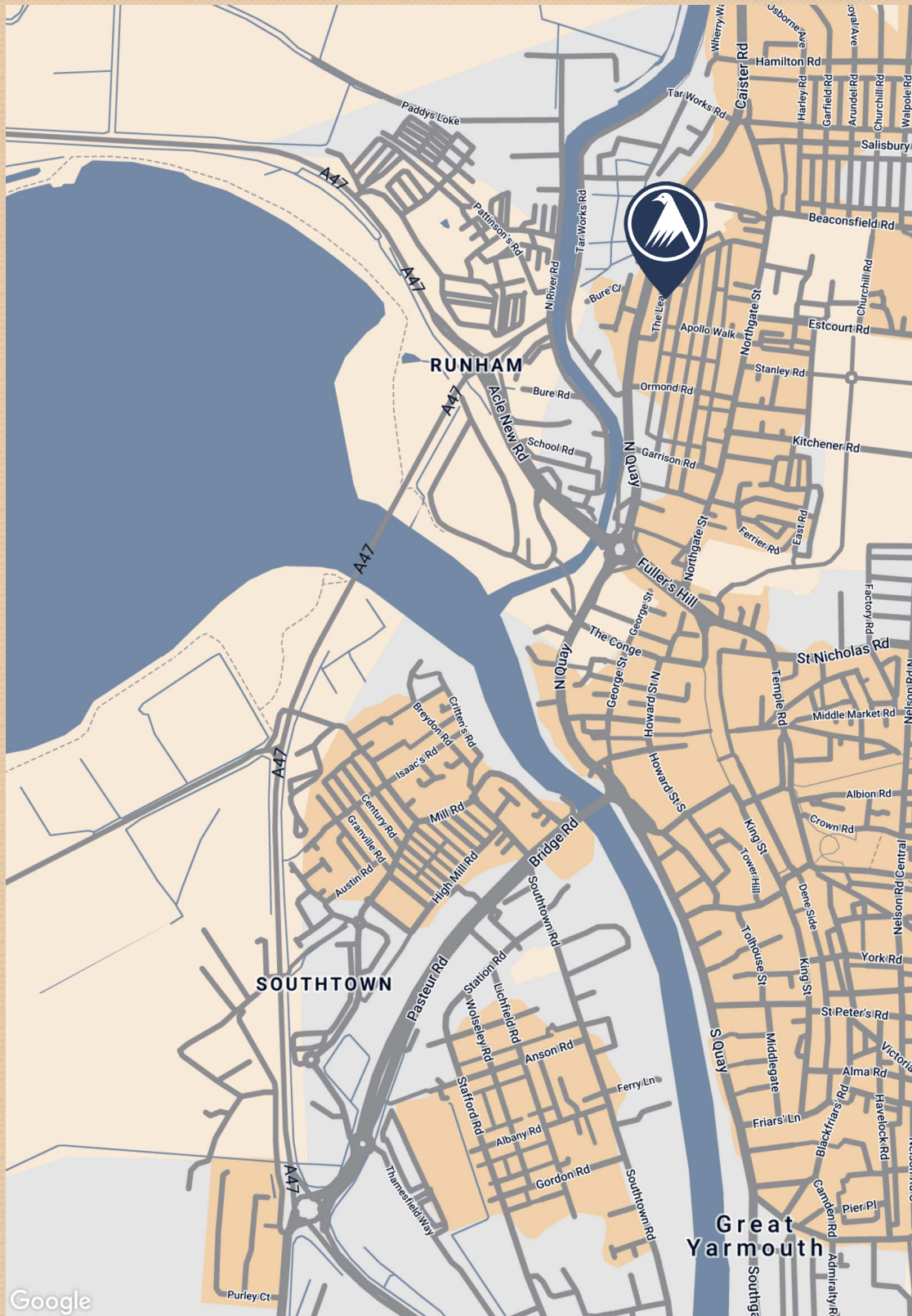
Approx. 44.8 sq. metres (481.8 sq. feet)



Site Area

Approx 114 sq. metres (1,223 sq. feet)

Ref: 7314



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