



ADDRESS  
78 North Denes Road  
Great Yarmouth  
Norfolk  
NR30 4LU

TENURE  
Freehold

STATUS  
Vendor is actively seeking

L  L R K E S

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**‘This delightful property offers a unique blend of period charm, modern convenience, and a private haven for families to create lasting memories.’**



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#### The Tour:

Step back in time and embrace the charm of this captivating 1930s semi-detached home. Set back from the road behind a secluded walled garden, the property offers a sense of tranquillity moments from the vibrant seaside town of Great Yarmouth.

A footpath leads you to the inviting arched storm porch, revealing a grand entrance hall. Ample storage solutions, including a deep understairs cupboard and a large storeroom with potential for a ground floor WC, ensure clutter-free living.

The heart of the home lies to the left, where light-filled reception rooms provide the perfect space for entertaining. Flowing seamlessly, the living room boasts a large west-facing bay window that captures the warm afternoon sun, while a charming, tiled fireplace adds a touch of cosy elegance. Patio doors in the dining area create a seamless connection to the private gardens, ideal for summer soirées.

Unveiling its practical side, the kitchen is well-equipped with fitted cabinetry and delightful features like deep vegetable drawers. This generous room offers space for informal dining and easy access to the garden, perfect for fresh-air breakfasts.

Ascend the original galleried staircase, adorned with a beautiful mahogany balustrade, bathed in light from a stunning leaded stained-glass window. The central landing provides access to three generous bedrooms. The principal bay-fronted room is move-in ready, boasting fresh décor and flooring. The remaining two bedrooms, filled with potential, offer a blank canvas for new owners to create their dream havens.

Modernity meets character with a recently installed (2021) wall-mounted gas combination boiler housed in a large airing cupboard, ensuring efficient heating throughout the home. A fully tiled family bathroom featuring modern white sanitaryware, complete with a shower over the bath, provides a refreshing space.

Step outside and embrace the tranquillity of the expansive lawned gardens. A charming greenhouse and secluded vegetable garden offers the perfect spot for nurturing your green thumb, while a large patio area beckons for al fresco dining under the stars. This delightful property offers a unique blend of period charm, modern convenience, and a private haven for families to create lasting memories.

#### Points to note:

Tenure: Freehold

Heating: Gas Central Heating

Average Heating & Lighting Costs: TBC

Council Tax: Band C (£1,933.25)

Energy Performance: TBC

#### The Area:

Nestled in Great Yarmouth, Norfolk, North Denes Road promises a lifestyle that blends the charm of a seaside town with easy access to green spaces. The name itself hints at the open spaces on the doorstep, perfect for leisurely strolls or spending quality time with family. Great Yarmouth's location on the coast guarantees proximity to the beach, ideal for those longing for salty breezes and classic seaside fun.

For families with school-age children, Great Yarmouth boasts a selection of well-regarded primary and secondary schools. Both Northgate Primary School, and Great Yarmouth Charter Academy are only short walks from the house.

Shopping options abound in Great Yarmouth. The town centre offers a delightful mix of high-street favourites and independent shops, alongside supermarkets to meet all your daily needs. Whilst the nearby Morrisons Local store is convenient for those last-minute grocery runs.

But Great Yarmouth truly shines when it comes to leisure activities. As a quintessential British seaside resort, the town embraces the joy of the beach. Imagine deckchairs, donkey rides, and paddling in the shallows – a nostalgic experience for all ages. Adrenaline seekers will find their fix at the Pleasure Beach amusement park, with thrilling rides and classic amusements.

Delve into the town's rich maritime heritage at the Time and Tide Museum. And for those yearning for a taste of nature, the Norfolk Broads National Park is just a short drive away. Explore its stunning scenery by boat, canoe, or simply soak in the beauty of the diverse wildlife. Great Yarmouth puts on a show throughout the year, with festivals, live music, and various entertainment options keeping residents well-engaged.

*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.*



Kitchen/breakfast room



Kitchen detail



Dining room view



A large light filled entrance hall



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**FIND  
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NEST**



Dining room



Rear garden



Charming breakfast area bathed in light from the south facing window



Greenhouse with secluded vegetable garden



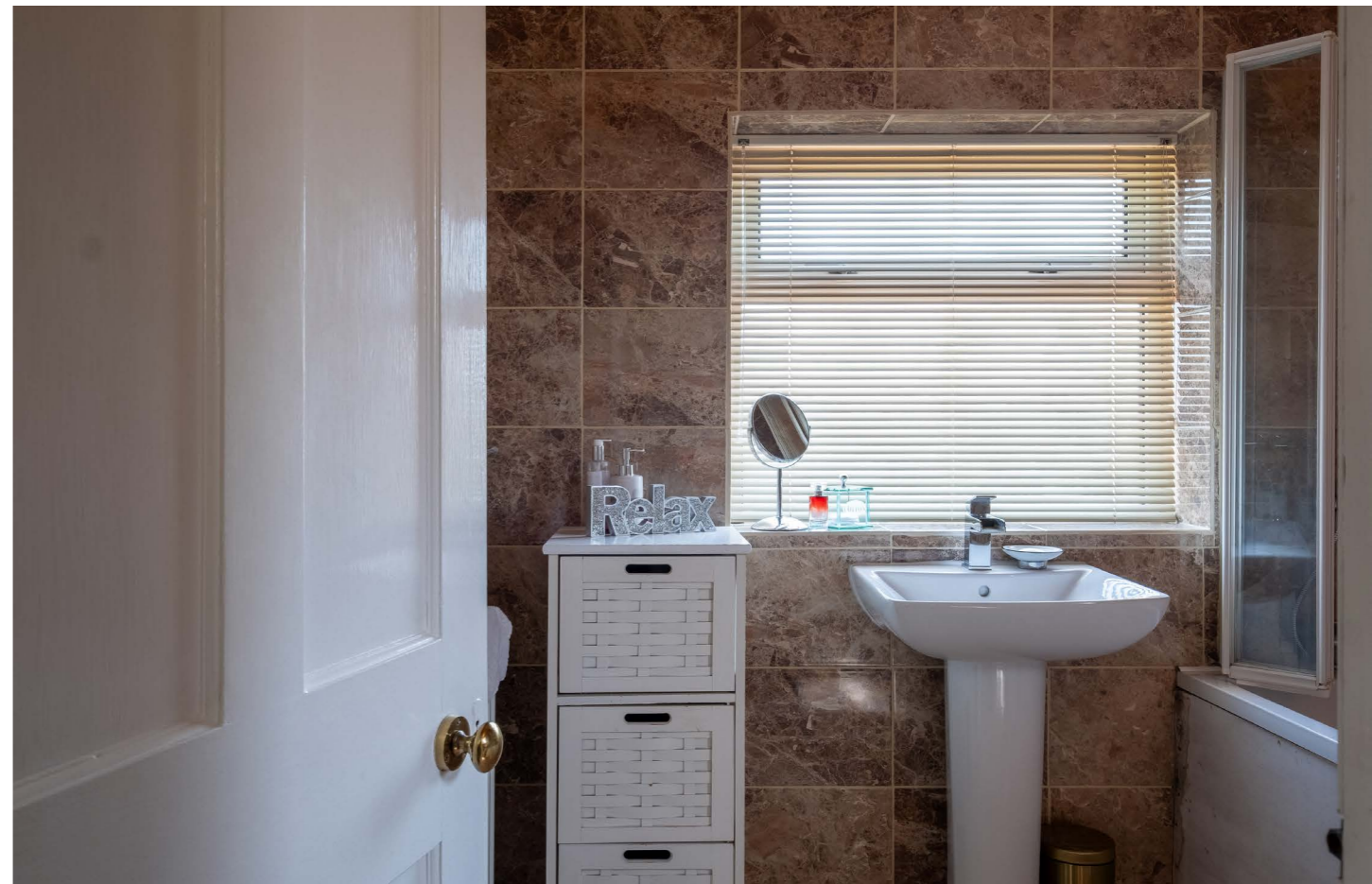
Principle bedroom



Second bedroom



Family bathroom



Bathroom detail



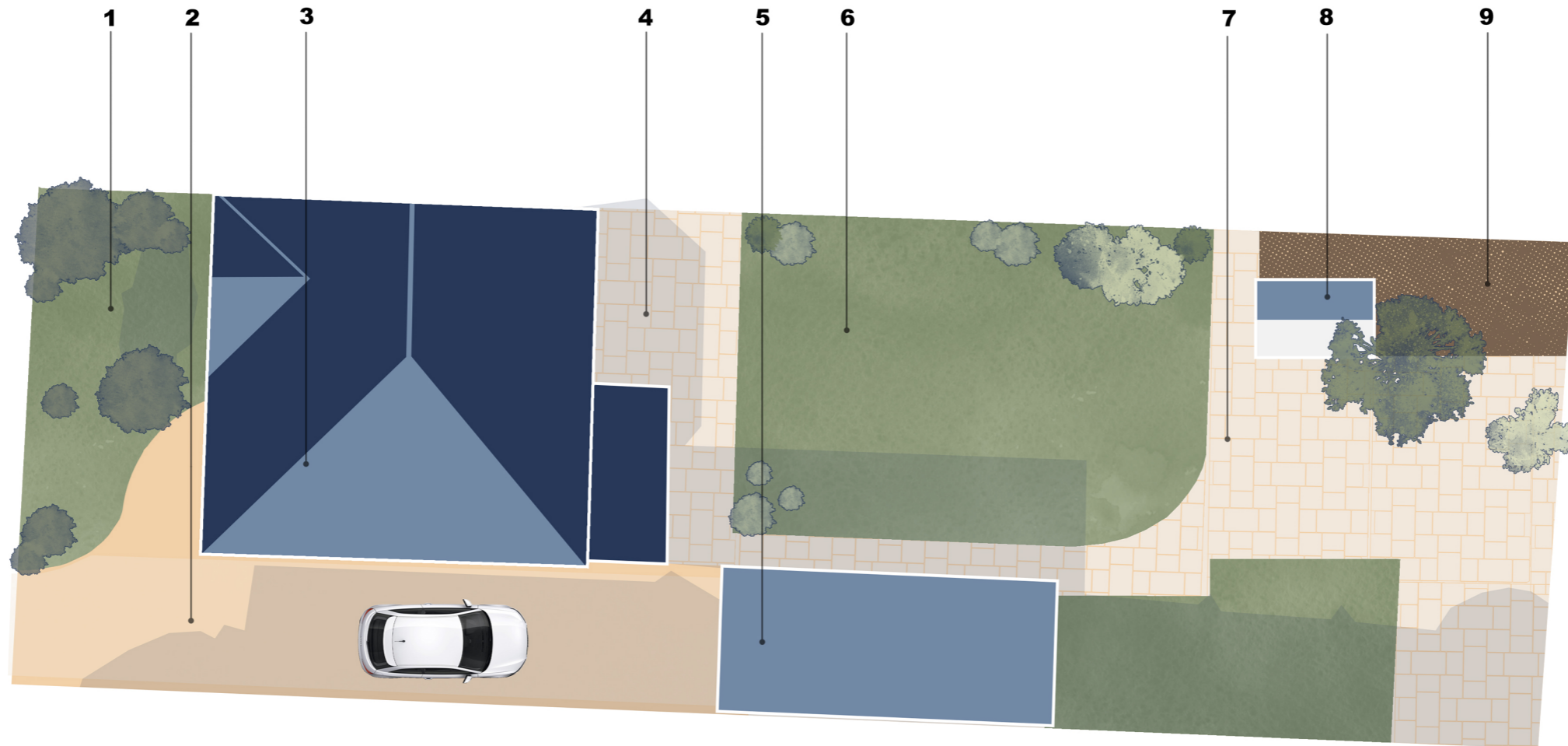


**Outbuilding**  
 Approx. 19.6 sq. metres (211.4 sq. feet)

**Ground Floor**  
 Approx. 63.5 sq. metres (683.4 sq. feet)

**First Floor**  
 Approx. 56.3 sq. metres (605.7 sq. feet)

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



- 1. Walled front garden
- 2. Driveway
- 3. Residence
- 4. Breakfast patio
- 5. Garage/workshop

- 6. Rear lawn garden
- 7. BBQ area
- 8. Greenhouse
- 9. Vegetable garden

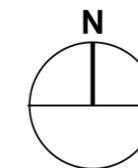


Illustration for identification purposes only, measurements are approximate and recorded from OS Map Data provided by NCC Map Explorer.  
Plan not to scale.

Ref: 7321



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