



ADDRESS  
5 Jellicoe Road  
Great Yarmouth  
Norfolk  
NR30 4AX

TENURE  
Freehold

STATUS  
Vendors have found

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## ‘SITUATED ON A SOUGHT-AFTER RESIDENTIAL STREET JUST A SHORT STROLL FROM GREAT YARMOUTH’S PICTURESQUE SEAFRONT’

### Features

- Type: Mid terraced family home (freehold)
- Beds: Three bedrooms all off landing
- Baths: Ground floor WC & first floor bathroom
- Reception: Kitchen, dining and living rooms
- Garden: Front driveway and south facing garden
- Love: Popular neighbourhood close to the seafront
- Status: Vendors plan to relocate and are actively looking

### The Tour:

Upon entering through the elegant jade green part-glazed front door, one is welcomed into a charming porch area, perfect for storing shoes and coats, with additional storage conveniently located in the understairs cupboard. A contemporary cloakroom with modern sanitaryware and a heated towel rail provides essential convenience for family life.

The living room, positioned at the front of the house, is bathed in natural light, courtesy of its dual aspect windows. A central fireplace, complete with a dual-fuel stove, serves as a delightful focal point, offering a cosy and inviting ambiance.

The second reception room, ideal for dining, seamlessly connects to the newly renovated kitchen, forming an open and expansive social space perfect for modern family life and entertaining. The kitchen itself is generous in size, featuring built-in cabinetry that exudes simplicity with its linear design. These units are topped with elegant Beech butcher block work surfaces and come equipped with integrated appliances.

The first-floor hosts three bedrooms, each accessible from the central landing. All bedrooms are carpeted and fitted with wooden Venetian blinds, providing a harmonious blend of comfort and style. The principal bedroom, situated at the rear, boasts soothing green walls and newly installed wardrobes, offering ample storage space.

The bathroom, also recently updated, features a spacious P-shaped bath with an overhead shower and stylish encaustic-style flooring.

Externally, the south-facing garden offers a sunny retreat, complete with decking and an artificial lawn, perfect for barbecues and outdoor entertaining. A convenient hand gate leads to a service road at the rear of the property.

The property also benefits from a generously sized driveway, providing off-road parking for three or more vehicles.

### Points to note:

Tenure: Freehold

Construction: Cavity Wall

Fenestration: uPVC Double Glazing

Heating: Gas Central Heating by combi-boiler

Average Heating & Lighting Costs: £93 pcm

Energy Performance: C 69

Council Tax: Band B (£1,691.60)

Broadband: Ultrafast 1000mbps available

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Piglet "How do you spell  
pooh" "You don't spell it."



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#### The Area

Jellicoe Road in Great Yarmouth, Norfolk, is a charming residential area that blends suburban tranquillity with easy access to urban amenities. Just minutes from the famous seafront, it offers an ideal coastal lifestyle for families. The neighbourhood features a mix of mid-century and modern homes, creating a welcoming and friendly community.

The area is well-regarded for its proximity to excellent schools, including East Norfolk Sixth Form College and Great Yarmouth Charter Academy, both known for their strong academic programs. This makes Jellicoe Road an excellent choice for families prioritizing education.

Local shops, supermarkets, and specialty stores are conveniently located nearby, while the bustling Great Yarmouth town centre provides a broader range of retail options, from high street brands to unique boutiques. The vibrant local market is a great spot for fresh produce and unique items.

Recreational activities abound, with stunning sandy beaches just a short walk away, perfect for family outings, beach days, and scenic coastal walks. The area's rich history can be explored at the Time and Tide Museum and the Elizabethan

House Museum. For family-friendly fun, the Pleasure Beach amusement park and the Sea Life Centre are popular attractions.

Additionally, the Norfolk Broads, with their picturesque waterways, offer boating, fishing, and scenic walks, perfect for weekend adventures. In essence, Jellicoe Road offers a serene residential setting with excellent schools, convenient shopping, and a wealth of recreational opportunities, making it an ideal place for families to call home.

*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.*



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Kitchen



View from kitchen into dining room



Living room room with dual-fuel stove fireplace



Well proportioned entrance hall





Front bedroom



Landing



Middle bedroom detail



Middle bedroom





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**‘EXTERNALLY, THE SOUTH-FACING GARDEN OFFERS A SUNNY RETREAT, COMPLETE WITH DECKING AND AN ARTIFICIAL LAWN, PERFECT FOR BARBECUES AND OUTDOOR ENTERTAINING’**



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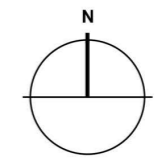
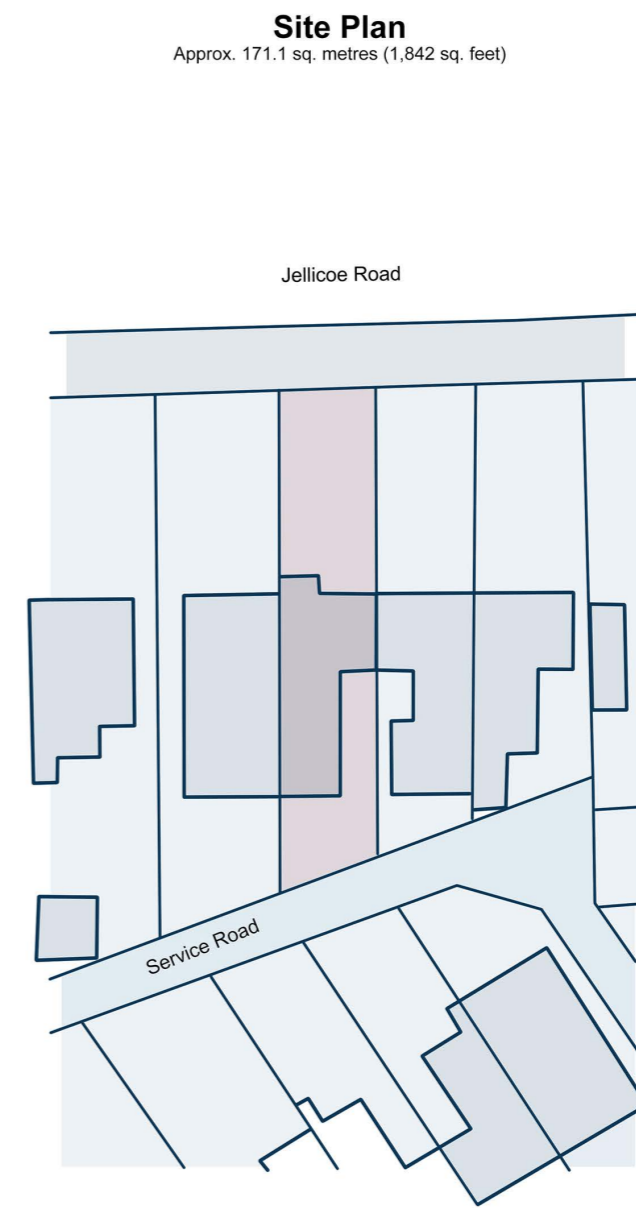
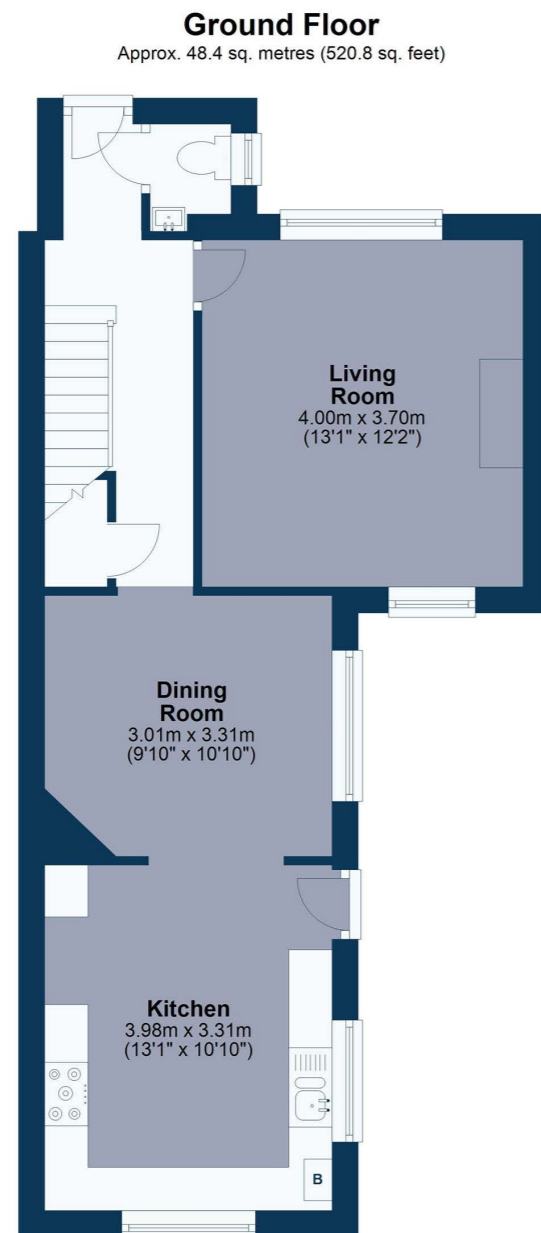
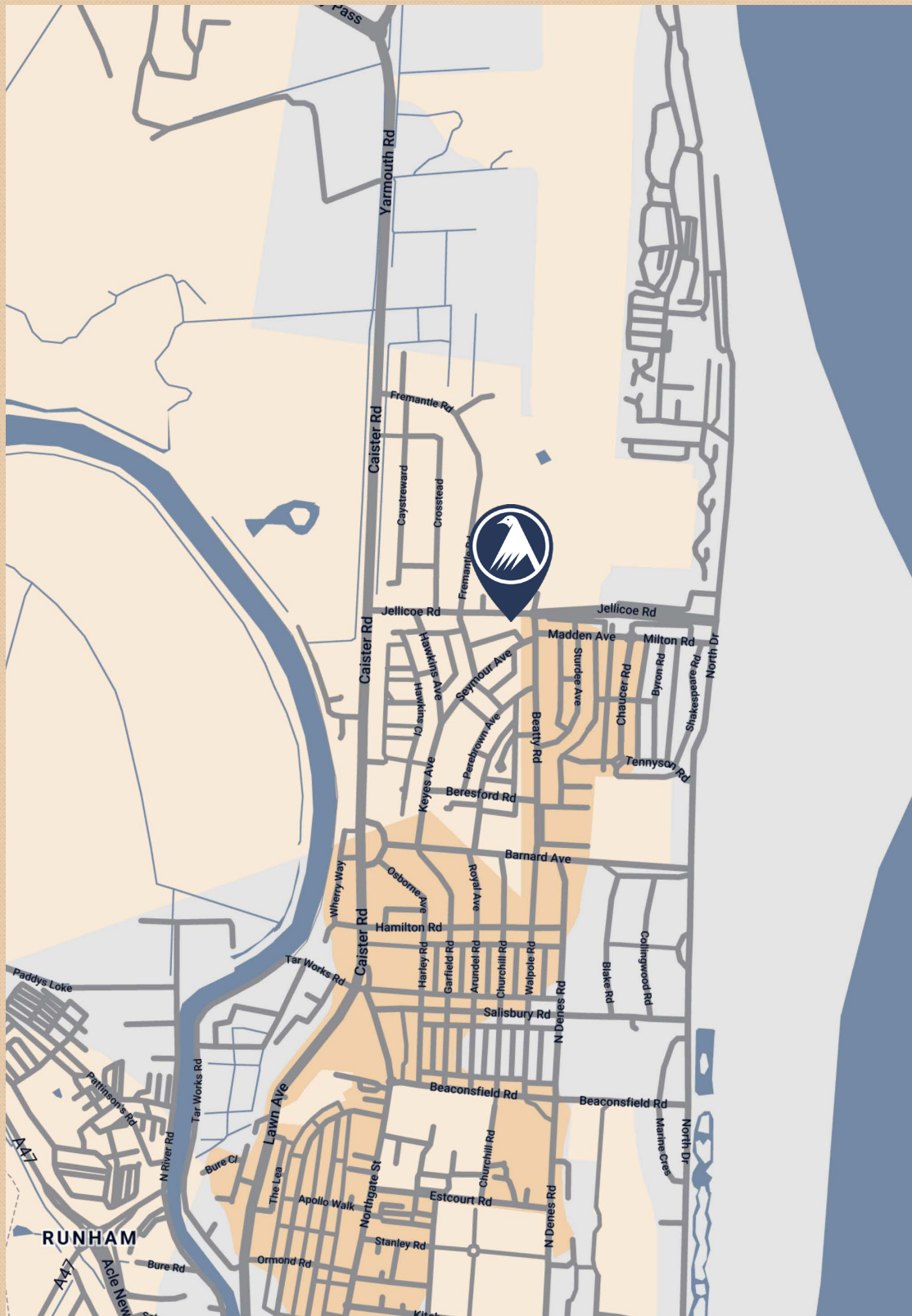


Illustration for identification purposes only, measurements are approximate. Plan not to scale.



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