



ADDRESS  
30 Albion Road  
Great Yarmouth  
Norfolk  
NR30 2JD

TENURE  
Freehold

STATUS  
Chain Free Sale

# LARKES

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***“Behind its period façade lie spacious interiors full of potential, offering the perfect canvas to create an elegant family home tailored for contemporary living.”***

### **30 Albion Road, Great Yarmouth, Norfolk**

Situated on Albion Road, just moments from Great Yarmouth's historic quayside and golden beaches, this handsome Georgian townhouse awaits thoughtful renovation.

#### **The Tour:**

Positioned on Albion Road, in the heart of Great Yarmouth, this elegant Georgian townhouse presents an exciting opportunity for renovation, with spacious accommodation and beautifully balanced classical proportions.

Set over three storeys, the property currently comprises generous reception spaces, four first-floor bedrooms, and a large, versatile attic room with characterful dormer window. While retaining charming period details—including original staircases and expansive sash style windows—its interiors await thoughtful restoration and sensitive reconfiguration to realise their full potential.

The existing single-brick kitchen extension would benefit from removal, restoring a secluded courtyard garden ideal for outdoor dining and entertaining. Reimagining the internal layout to position a contemporary kitchen across the rear of the ground floor, while converting the current bathroom into a practical utility and cloakroom, would markedly enhance the flow and functionality of the living spaces.

Upstairs, the establishment of a spacious family bathroom in place of one of the first-floor bedrooms would result in an attractive four-bedroom family home perfectly attuned to modern living.

Partially double-glazed and fitted with a dated gas central heating system, the home's hot water is supplied via a hot water cylinder with an immersion heater. With imagination and investment, this handsome Georgian property promises a rewarding project, creating a distinguished home in a central location close to Great Yarmouth's amenities and the vibrant Norfolk coastline.

#### **The Area:**

Albion Road is situated in a vibrant part of Great Yarmouth, Norfolk, a historic coastal town renowned for its rich maritime heritage and sandy beaches. Residents enjoy easy access to the bustling town centre, home to an array of independent shops, cafés, and traditional market stalls. Nearby, the historic quay area provides a charming backdrop with its Georgian architecture, riverside eateries, and the celebrated Time and Tide Museum.

Families residing on Albion Road have a choice of local schools, with St George's Primary and Great Yarmouth Charter Academy both within easy reach, offering excellent educational opportunities. Recreational amenities abound, including the picturesque seafront promenade, Pleasure

Beach amusement park, and Britannia Pier, all providing leisure and entertainment options for all ages. For quieter moments, the scenic waterways and tranquil spaces of the Norfolk Broads are just a short drive away, perfect for boating, walking, or cycling. Albion Road offers a balanced lifestyle that blends convenience with coastal charm, making it a welcoming and desirable neighbourhood.

#### **Points to Consider:**

Tenure: Freehold

Construction: Solid wall

Fenestration: Part double glazed

Heating: Gas central heating

Energy Performance: F 37

Average Heating & Lighting Costs: £242 per calendar month\*

Council Tax: Band B (£1,771.75)

Broadband: 'Superfast' connection available (80 Mbps download / 20 Mbps upload)

#### **The Legal Bit:**

At Larkes, we strive to provide accurate and true-to-life photographs, floor plans, and descriptions. However, our marketing materials are intended as a general guide only. We strongly recommend that prospective buyers visit the property in person, ask relevant questions, and verify all details independently.

We take our duty of care seriously and make every reasonable effort to ensure the information we present is correct. However, some details are based on information provided by the seller or third parties. Additionally, please note that floor plan measurements may be rounded, and distances are approximate.

\* Recorded from the Energy Performance Certification – actual costs may vary depending on use and supplier rates.



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Living room



Dining room



Sitting room



Bathroom



Landing



Principle bedroom



Bedroom detail



Characterful stained glass



First floor rear bedroom



Attic bedroom



First floor rear bedroom



Attic room detail



First floor front bedroom



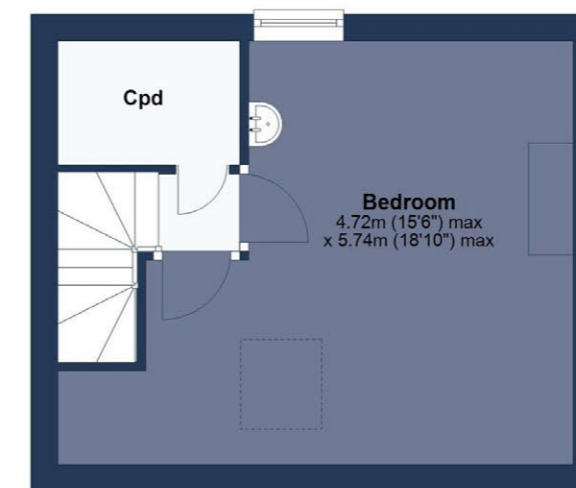
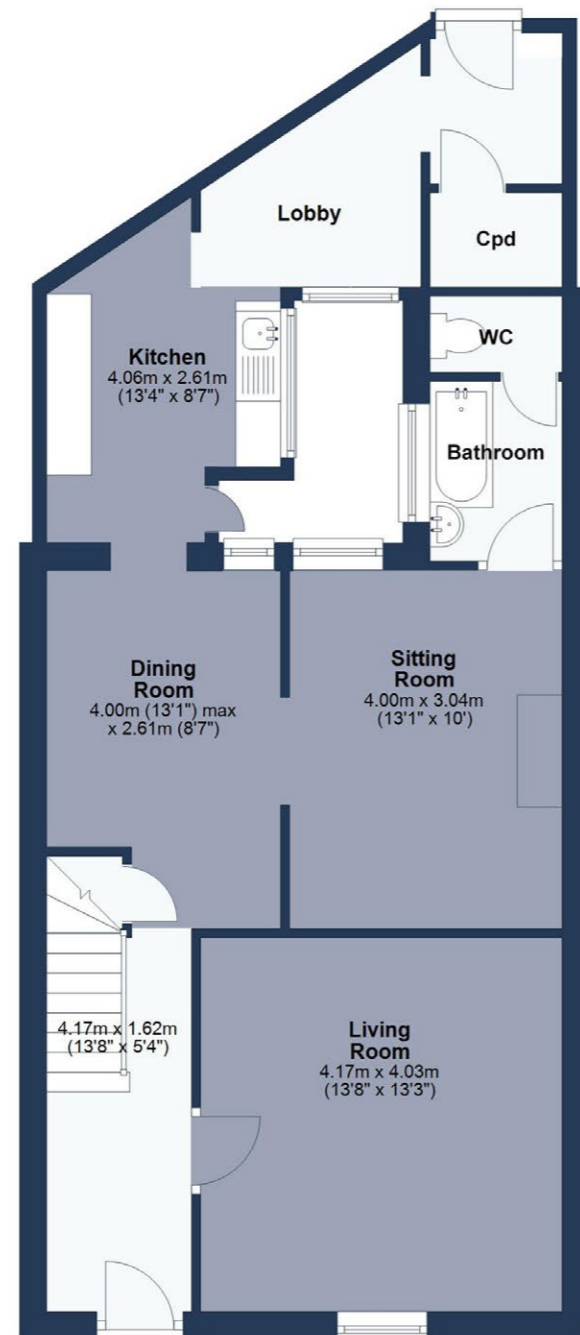
Ground floor rear lobby



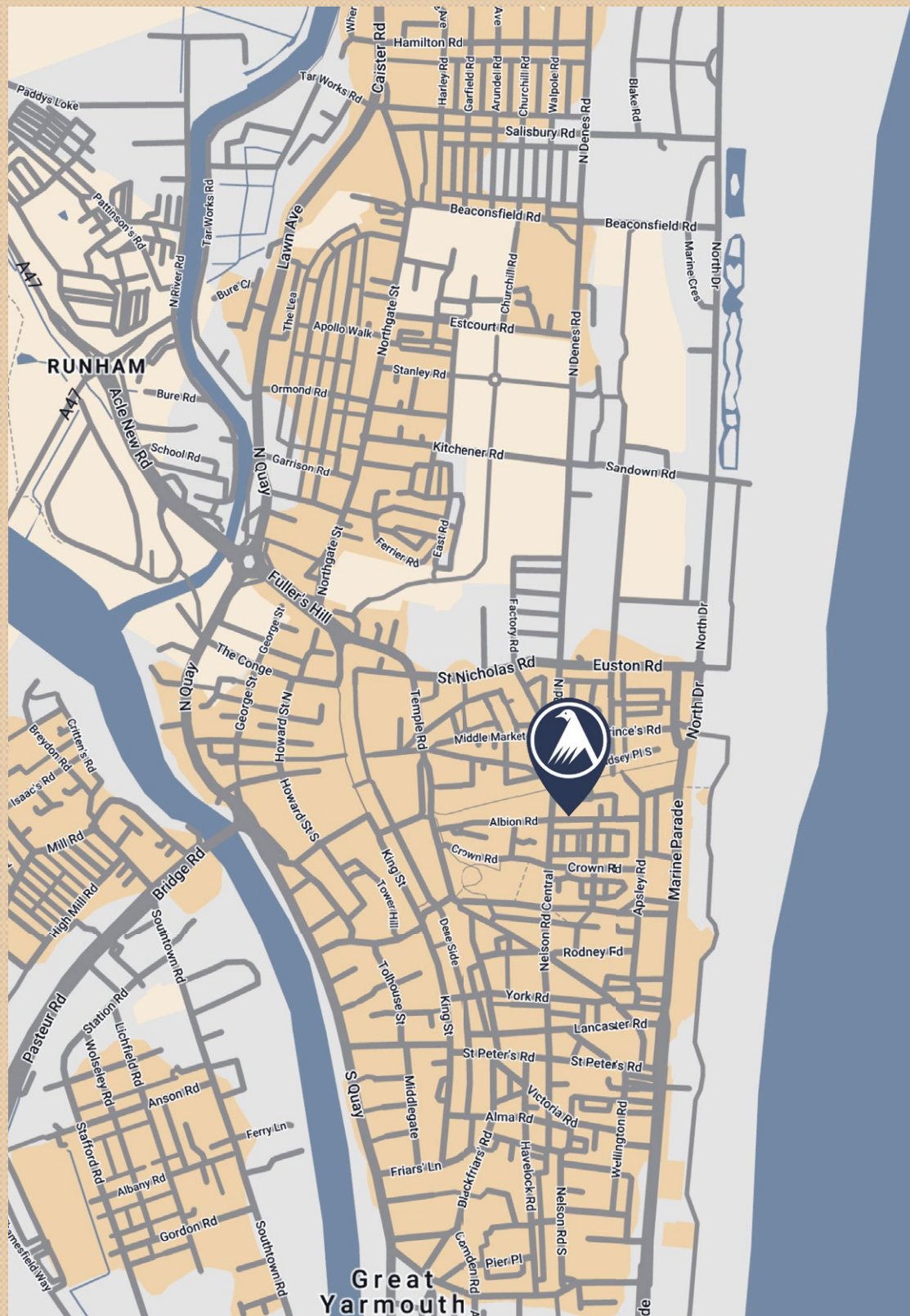
First floor landing



Albion road facade



Ref: 7360



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