



ADDRESS
199 Alderson Road
Great Yarmouth
Norfolk
NR30 1QL

TENURE
Freehold

STATUS
Chain Free Sale

LARKES

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“Moments from riverside strolls, thriving high-street amenities, and the inviting sands of Norfolk’s coastline, this contemporary home perfectly balances convenience, lifestyle, and tranquillity.”

199 Alderson Road, Great Yarmouth, Norfolk

Ideally positioned just north of Great Yarmouth’s vibrant town centre, this contemporary semi-detached home on Alderson Road combines modern comfort with coastal appeal. Moments from riverside walks, bustling high-street amenities, and Norfolk’s inviting coastline, the property offers an attractive balance of convenience, leisure, and tranquillity.

Nature enthusiasts will enjoy nearby access to the picturesque Norfolk Broads, ideal for boating, walking, and cycling adventures. Alderson Road provides a desirable lifestyle, seamlessly blending urban convenience with the scenic beauty of Norfolk’s coastline.

The Tour:

This thoughtfully designed semi-detached home features spacious interiors filled with natural light. A generous open-plan living and dining area includes French doors opening onto a private west-facing courtyard garden, perfect for sunny afternoons.

The sleek, modern kitchen is fitted with integrated appliances, stylish cabinetry, and elegant tiled splashbacks. Upstairs, three comfortable bedrooms are served by a contemporary family bathroom finished in tasteful neutral tones. Practical benefits include uPVC double glazing throughout and efficient gas central heating via a combination boiler.

With its ideal location, Alderson Road provides easy access to Great Yarmouth’s bustling centre and a range of leisure and lifestyle amenities.

The Area:

Alderson Road occupies a prime location, perfectly blending community warmth and coastal charm. The vibrant Northgate Street, renowned for independent shops, cafés, and restaurants, is within easy reach. Families will appreciate the proximity to highly regarded schools, including Northgate Primary School and Great Yarmouth Charter Academy, both comfortably walkable.

The neighbourhood offers peaceful riverside strolls along the River Yare and easy access to Great Yarmouth’s celebrated seafront, known for sandy beaches and traditional seaside attractions. Cultural highlights include the Medieval Town Wall, historic Hippodrome Circus, and the lively St George’s Theatre, all hosting diverse year-round events.

Points to Consider:

- Tenure: Freehold
- Construction: Insulated cavity wall
- Fenestration: uPVC double glazing
- Heating: Gas central heating
- Energy Performance: B 82
- Average Heating & Lighting Costs: £30 per calendar month*
- Council Tax: Band A (£1,518.65)
- Broadband: ‘Ultrafast’ available (1,000 Mbps download / 100 Mbps upload)

The Legal Bit:

At Larkes, we strive to present accurate and realistic photographs, floor plans, and descriptions. Our marketing materials are intended as a general guide, and prospective buyers are advised to personally inspect the property, ask pertinent questions, and independently verify details.

We take our duty of care seriously, ensuring information is correct to the best of our ability. However, some details rely on information provided by the seller or third parties. Floor plan measurements may be rounded, and distances are approximate.

*Energy Performance Certification data; actual costs may vary depending on usage and supplier rates.



Kitchen



Kitchen detail



Open plan living room



Dining area with patio doors to rear courtyard



**FIND
YOUR
NEST**



Principle bedroom



Bathroom detail



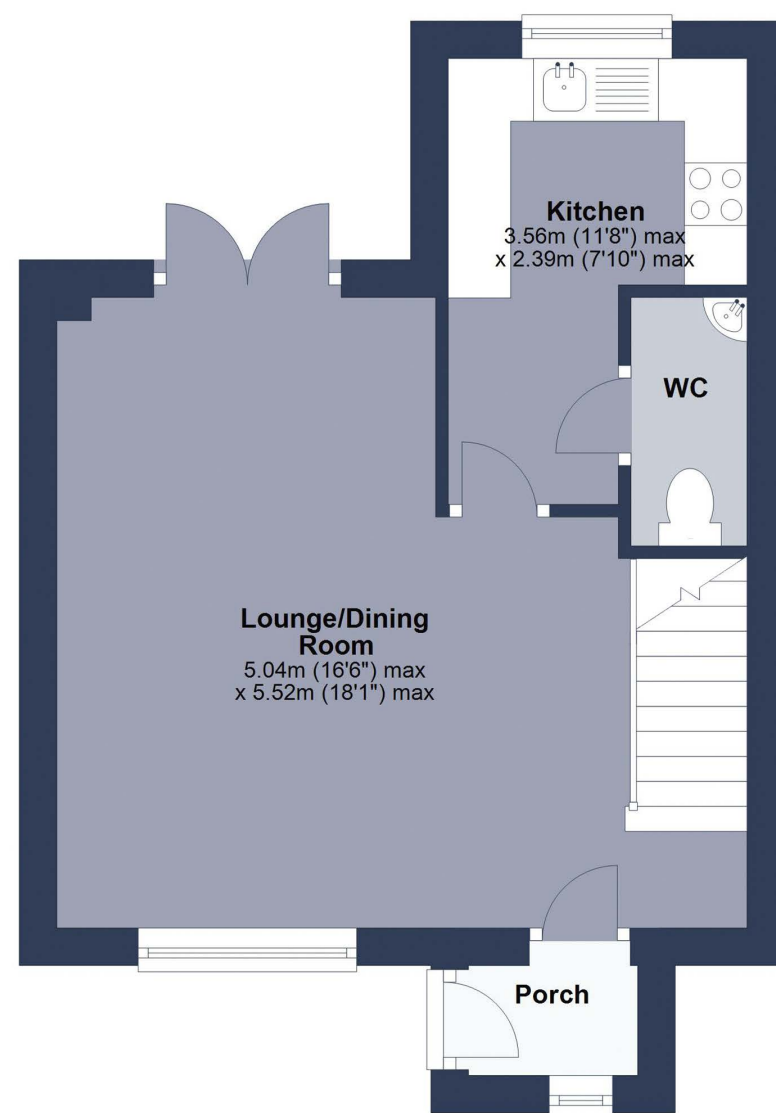
Private courtyard garden



Bedroom three

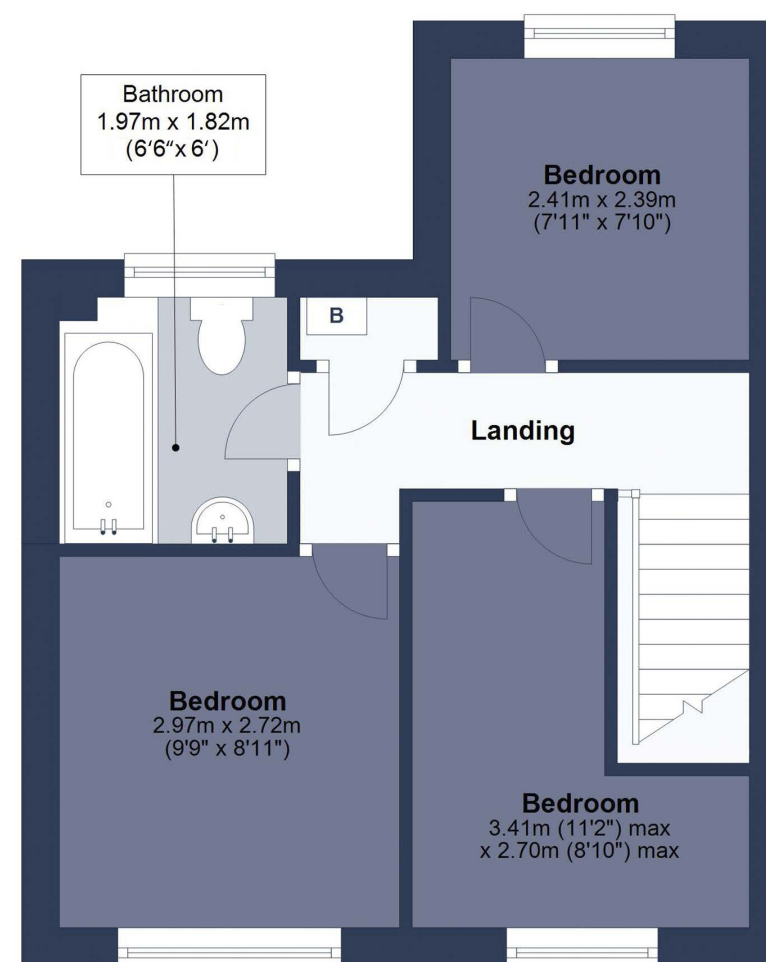
Ground Floor

Approx. 34.0 sq. metres (365.6 sq. feet)

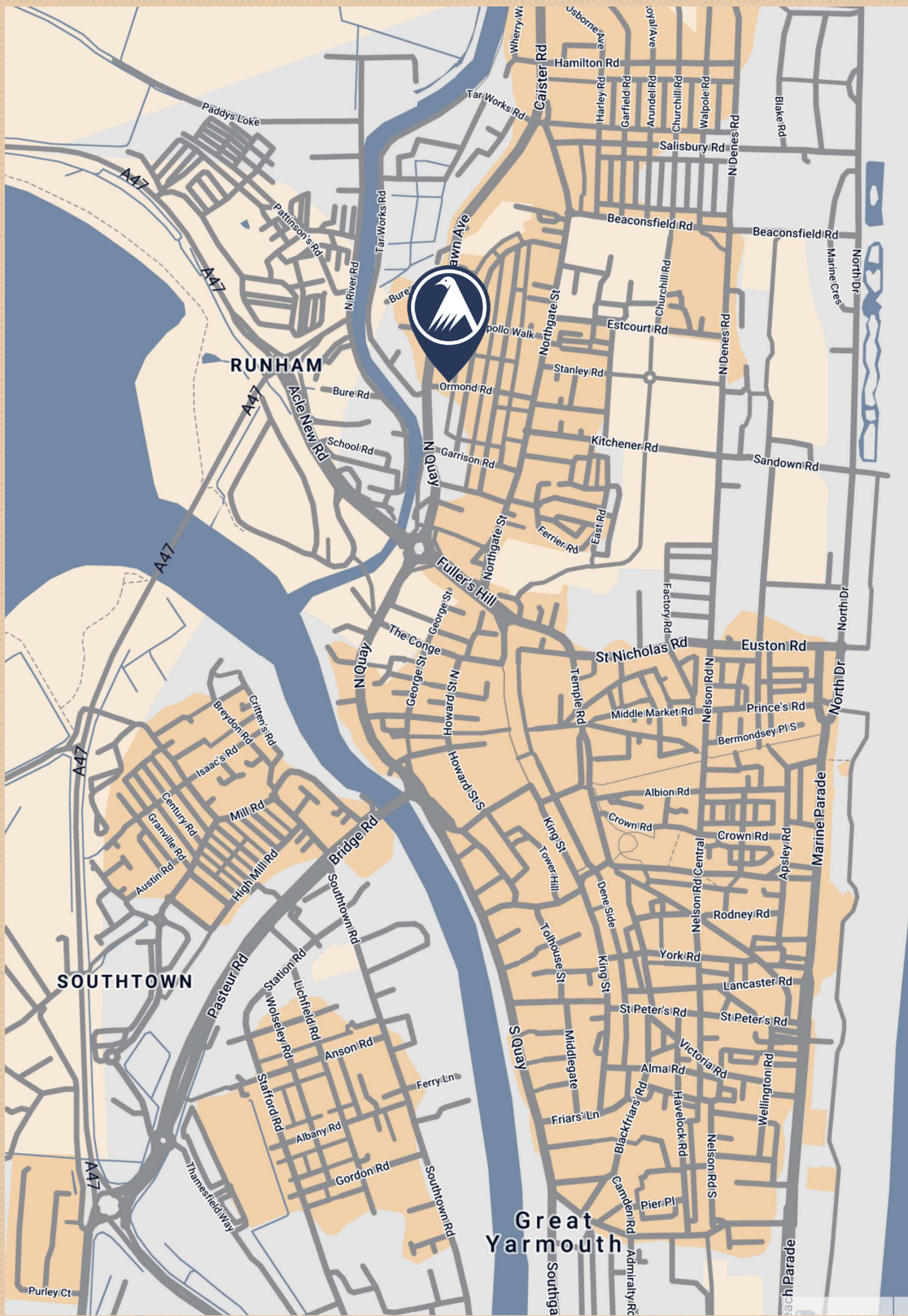


First Floor

Approx. 32.4 sq. metres (348.4 sq. feet)



Ref: 7355



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