



ADDRESS

36 Churchill Road
Great Yarmouth
Norfolk
NR30 4NH

TENURE

Freehold

STATUS

Chain Free

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“Churchill Road offers a balanced lifestyle—quiet and residential, yet close to the cultural, recreational, and practical amenities that define this evolving coastal town.”

36 Churchill Road, Great Yarmouth, Norfolk

Freehold | 75.6 sq m (814 sq ft)

The Tour:

Set within a terrace of late Victorian homes, this two-bedroom house spans over 800 square feet of sensitively updated living space. The interiors combine classic proportions with practical enhancements, including recently upgraded electric heating and uPVC double glazing.

The ground floor follows a traditional through-lounge plan, with two generous reception rooms flowing into a galley kitchen at the rear. Here, modern slab-fronted cabinetry with integrated pulls is paired with hard-wearing laminate worktops in a warm woodblock finish. Beyond the kitchen, a small pantry offers useful additional storage.

A WC and storage cupboard are positioned just outside the rear door—ideal for garden use and summer barbecues. Upstairs, the layout features two bedrooms, one accessed via a walk-through, and a spacious bathroom complete with original pastel pink fittings, a window for natural light, and built-in shelving.

To the rear, the west-facing courtyard garden provides a low-maintenance outdoor space with room for seating and a washing line, as well as a useful timber shed and secure rear gate access.

Churchill Road is a quiet residential street within walking distance of the seafront, town centre, and nearby schools, including Northgate Primary and Charter Academy. A solid first home or investment in a well-connected part of town.

The Area:

Churchill Road lies in a quiet residential quarter of Great Yarmouth, just north of the town centre and within easy reach of the seafront. The area is popular with families and first-time buyers, thanks to its proximity to well-regarded local schools, including Northgate Primary and Great Yarmouth Charter Academy. Everyday essentials are close at hand, with a selection of independent shops, supermarkets, and takeaways within walking distance.

Residents can enjoy strolls along the nearby beach or explore the leafy expanse of the historic St George's Park. The town's thriving arts and theatre scene, including venues such as St George's Theatre and the Time and Tide Museum, is easily accessed, while excellent public transport links connect the area to Norwich and the wider Norfolk coastline. Churchill Road offers a balanced lifestyle—quiet and residential, yet close to the cultural, recreational, and practical amenities that define this evolving coastal town.

Points to Consider:

Tenure: Freehold

Construction: Solid wall construction with internal insulation

Fenestration: uPVC double glazing

Heating: Modern electric storage heating with Electric immersion HWC

Energy Performance: EPC Rating E (Score: 47), with potential to improve to C (Score: 75)

Average Energy Use per annum: 10,205 kWh for heating & 2,731 kWh for hot water

Council Tax: Band A (£1,518.65 for 2025/26 – GYBC)

Broadband: 'Ultrafast' broadband available (up to 1,800 Mbps download / 220 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.

* Figures taken from EPC estimate and may vary depending on usage and supplier rates

† Source: Ofcom broadband availability checker – subject to provider and package.



Living room



Dining room opening onto kitchen



A modern kitchen



Rear yard



Kitchen detail



Alternat view of living room



Front bedroom



Street view



Rear bedroom



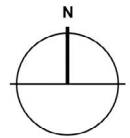
Front bedroom alternate view



Bathroom detail

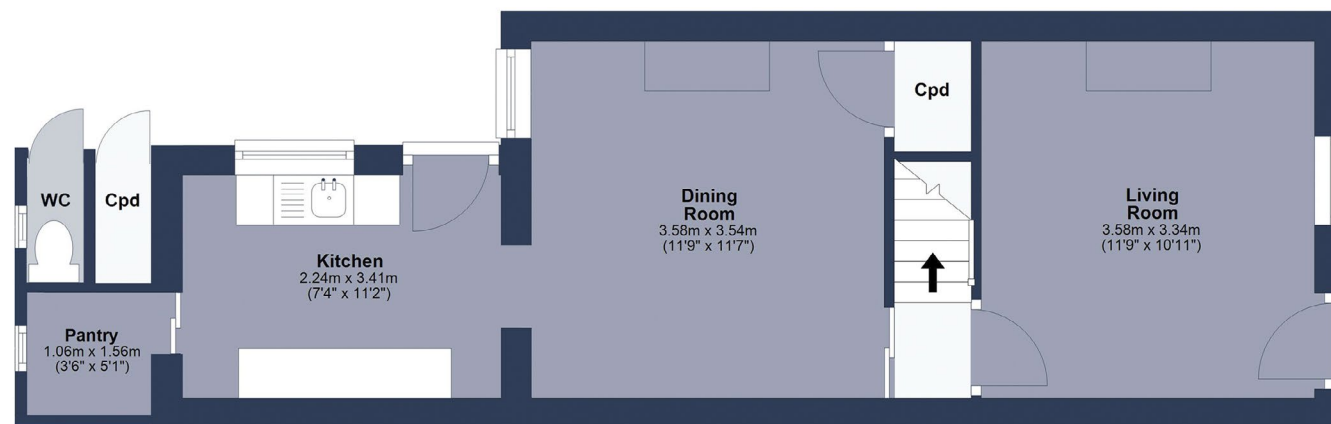


First floor bathroom



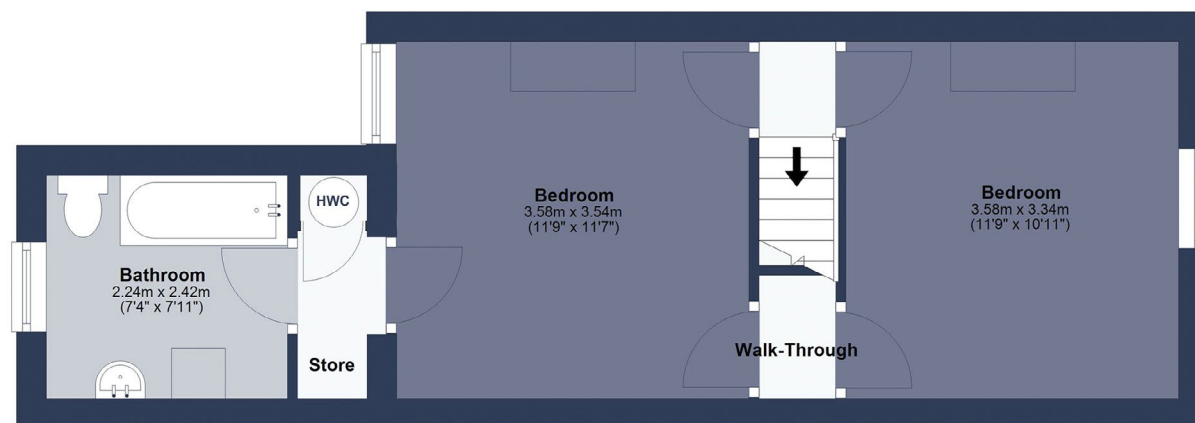
Ground Floor

Approx. 39.7 sq. metres (427.0 sq. feet)



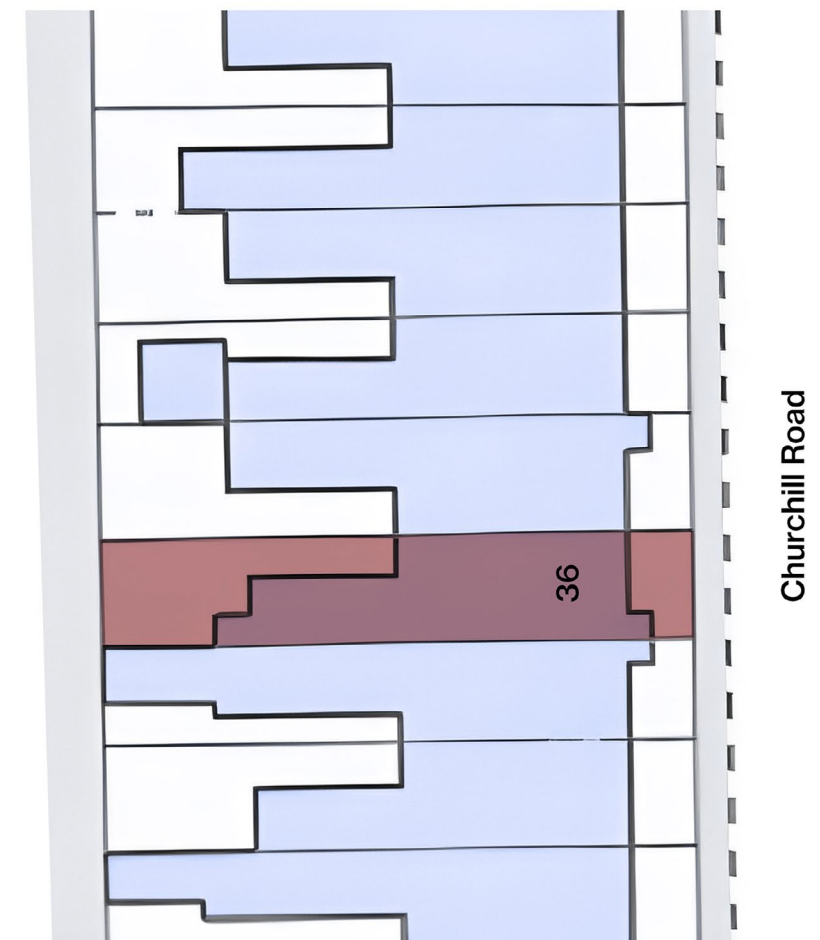
First Floor

Approx. 36.0 sq. metres (387.1 sq. feet)



Site Plan

Approx. 47.2 sq. metres (508 sq. feet)



Ref: 7383



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