



ADDRESS

53 North Drive
Great Yarmouth
Norfolk
NR30 4EX

TENURE

Freehold

STATUS

Chain Free

L LARKES

WWW.LARKES.CO.UK
SALES@LARKES.CO.UK
01493 330299



**FIND
YOUR
NEST**

“A RARE COASTAL HOME SET DIRECTLY BESIDE THE DUNES, WHERE VAST SKIES, OPEN HORIZONS, AND THE EVER-CHANGING SEA SHAPE DAILY LIFE.”

53 North Drive, Great Yarmouth, Norfolk, NR30 4EX

Freehold | 341.3 sq m / 3,674 sq ft

The Tour: Set against the untamed sweep of the North Denes coastline, this substantial 1970s detached residence occupies an extraordinary seafront position with uninterrupted views across the dunes towards the North Sea. Its architecture bears the hallmarks of the era: bold geometry, strong horizontality, expansive glazing, and the expressive use of natural materials. Built using insulated cavity wall construction and uPVC double-glazed fenestration, the house has evolved over time to offer generous, well-planned accommodation extending to more than 3,600 sq ft.

A sweeping in-out driveway introduces the property, framing the façade where a dramatic stone chimney stack rises through the roofline. This sculptural element signals the architectural intent within — a desire to balance the refinement of modernist lines with the tactile warmth of natural materials.

The entrance hall is one of the home's great surprises: a voluminous, double-height atrium bathed in light from a wide clerestory window. Timber boarding lines the ceiling, casting a warm glow across the space, while the open-tread staircase and timber balustrade create a sense of movement and sculptural clarity. From this central space, sightlines extend directly towards the living room, where the home's mid-century character is expressed most richly.

The principal reception room is anchored by a remarkable fireplace wall composed of deep red brickwork and polished marble. Sunlight plays across the richly veined stone, revealing subtle shifts of colour and pattern throughout the day. Arched recesses, integral shelving, and a broad marble hearth give the feature both architectural presence and practical utility, forming a striking focal point for the space. Full-height glazing captures the southerly aspect, illuminating the room with soft coastal light.

Beyond the living room, the dining room is lined with glazed patio doors that open to the terrace, allowing the space to flow naturally outdoors and bringing generous natural light into the heart of the home. The adjoining open kitchen is fitted with extensive cabinetry, tiled splashbacks, and a wide picture window that draws in morning sunlight. The adjoining utility room provide convenience and flexibility.

Two well-proportioned ground-floor bedrooms occupy the front of the home, each fitted with generous built-in wardrobes. They are served by a family bathroom and cloakroom both having been thoughtfully modernised in recent years, featuring contemporary tiling and updated sanitaryware. A separate study/bar, positioned away from the main entertaining spaces, offers a versatile retreat for work or leisure.

The leisure wing forms a distinctive extension to the house and is one of its most compelling lifestyle features. The indoor swimming pool sits beneath a vaulted ceiling with exposed beams and skylights, filling the space with soft, shifting daylight. French windows open directly onto the private courtyard garden—a sheltered, sun-trapped space ideal for summer entertaining and relaxed barbecues. The adjoining cinema room also features courtyard access, allowing both spaces to work beautifully together when hosting larger gatherings. A shower room and plant room complete the suite, ensuring practical year-round enjoyment.

Upstairs, two further double bedrooms sit beneath the pitched roofline, each with fitted wardrobes and far-reaching views across the surrounding landscape. A large family bathroom and a useful storage room complete the accommodation on this floor.

The Area: The Area: North Denes Road occupies one of Great Yarmouth's most distinctive and sought-after coastal positions. Directly opposite the untamed dune landscape and broad sandy beach, the setting offers a sense of openness and quietude rarely found so close to town amenities. The North Denes coastline has long been associated with Great Yarmouth's maritime heritage: once a working environment connected to the herring industry, it remains today an important natural corridor for migrating birds and a treasured expanse of open coastal grassland.

From the house, footpaths lead straight onto the dunes and along miles of sandy shoreline, placing morning walks, sea swims, and expansive skies at the doorstep. To the south, the historic seafront and Britannia Pier offer theatres, cafés, and traditional seaside attractions, while to the north, Caister-on-Sea provides supermarkets and everyday conveniences.

Great Yarmouth itself is steeped in history. Once one of England's most important medieval ports, it retains an exceptional collection of heritage buildings, including its Grade I-listed town walls and the atmospheric South Quay. Today, the town offers a growing cultural scene, modern retail facilities, sports amenities, and convenient transport links. Norwich is around 30 minutes away by train, with connections to London beyond, and the A47 opens access to the wider Norfolk coast, the Broads National Park, and Norwich International Airport.

Schooling is well served locally, with North Denes Primary School & Nursery, Northgate Primary School, and Great Yarmouth Charter Academy within catchment.



**FIND
YOUR
NEST**



Points to Consider:

Tenure: Freehold

Construction: Insulated cavity wall

Fenestration: uPVC double glazed

Heating: Gas central heating

Energy Performance Rating: D (59)

Average Heating & Lighting Costs: £375 pcm*

Council Tax: Band G (£3,796.62)

Broadband: Ultrafast connection available
(1,000 Mbps download / 100 Mbps upload)†

School Catchment:
North Denes Primary School & Nursery
Northgate Primary School
Great Yarmouth Charter Academy

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





Kitchen
Architectural design facade
Coastal setting
Striking views



Sun filled living room
 Polished marble hearth
 Views over the dunes
 A sociable reception space

**FIND
 YOUR
 NEST**





Kitchen



Dining room



Dining room and view into kitchen



Courtyard garden



Indoor swimming pool for year round enjoyment



Cinema room



Study & bar for work and play



Pool house detail



Renovated ground floor bathroom



Ground floor bedroom



Ground floor bedroom



Ground floor bathroom



Primary bedroom



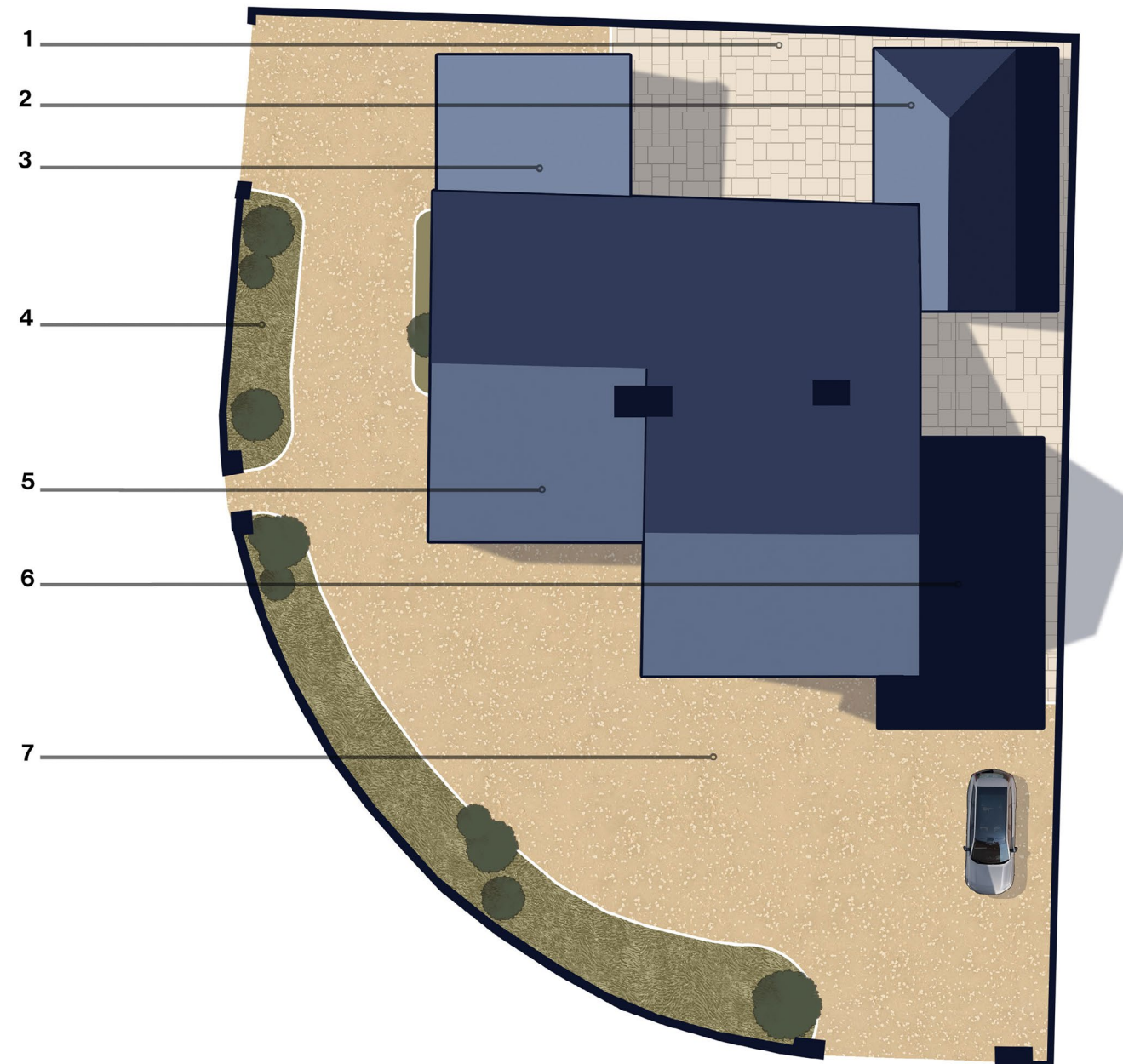
Characterful original bathroom suite



The spacious first floor bathroom



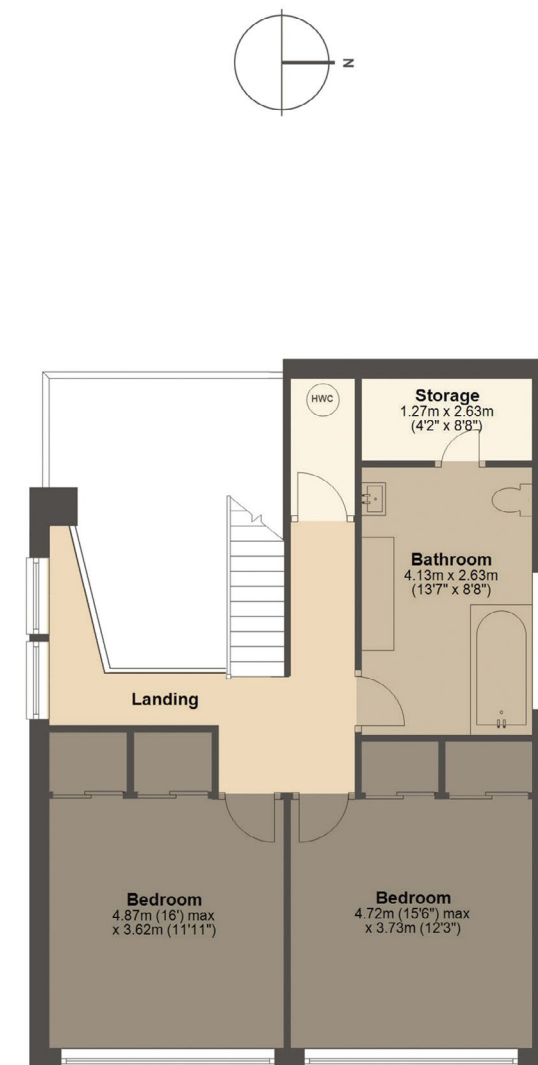
First floor bedroom



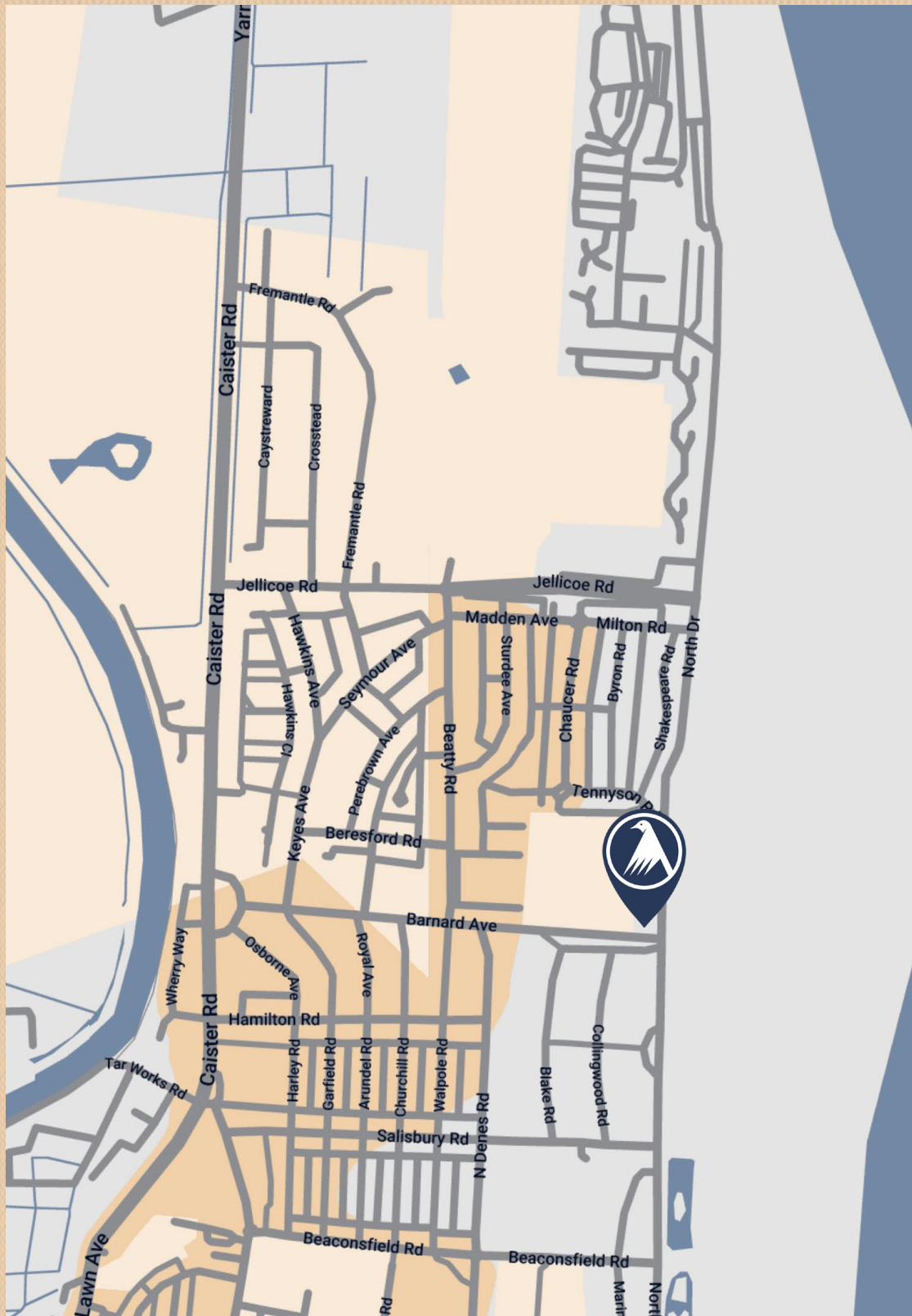
1. Courtyard garden
2. Pool house
3. Cinema room
4. Planted boundaries
5. Residence
6. Double garage
7. In-out driveway

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

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



Ref: 7393



NOTE: Larkes Estate Agents for themselves and for the vendors or lessees of this property whose agents they are give notice that: (i) the particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given, without responsibility and intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Larkes Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property