



ADDRESS
16 Blake Road
Great Yarmouth
Norfolk
NR30 4LT

TENURE
Freehold

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‘A THOUGHTFULLY DESIGNED EXTENSION THAT SEAMLESSLY CONNECTS AN OPEN PLAN SITTING AND DINING ROOM TO A FULLY EQUIPPED KITCHEN’

Discover the allure of this remarkable 1930s residence, situated on a highly sought-after residential street just moments away from the picturesque seafront. With a perfect blend of timeless elegance and modern living, this property presents a unique opportunity for discerning buyers.

The Tour

Upon entering, you will be captivated by the classic elegance emanating from the bay front design, which adorns this extraordinary residence. The enchanting entrance hall welcomes you with an abundance of natural light pouring in through its south-facing fenestration, creating a warm and inviting atmosphere.

The ground floor of this property boasts a thoughtfully designed extension that seamlessly connects an open plan sitting and dining room to a fully equipped kitchen. This intelligently designed space allows for effortless flow, facilitating both family living and entertaining. A true sanctuary awaits in the front living room, featuring a fireplace and a generously sized west-facing bay window, which bathes the room in natural light, creating a serene ambiance.

As you ascend to the first floor, you'll discover two spacious double bedrooms, each appointed with fitted wardrobes and dressing tables, offering ample storage and a touch of luxury. The family bathroom exhibits tasteful tongue and

groove panelling, exuding elegance, while a separate WC adds functionality to accommodate the demands of busy family life.

Adding to the appeal, this property offers a dedicated study on the first floor, accompanied by a staircase leading up to a converted loft. The versatile loft room, with its charming, panelled walls, offers endless possibilities as an additional bedroom or a hobby room, catering to individual preferences.

Moving outdoors, the meticulously maintained lawned garden captivates with its raised flower beds brimming with mature shrubs, creating a tranquil and picturesque setting. Two deck areas have been strategically placed to accommodate various outdoor activities. The east-facing deck, adjacent to the kitchen, captures the morning sun, while the west-facing deck is ideal for hosting afternoon barbecues and entertaining.

The property also features a fenced and gated side storage area, along with a spacious garden shed, ensuring ample room for storing outdoor essentials. Additionally, a large brick weave driveway provides off-road parking for over three vehicles, offering both convenience and peace of mind.

Tenure: Freehold
Council Tax: Band D (£2,077)
Energy Performance Rating: D 65

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**'BEAUTIFUL
FRENCH DOORS,
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PATIO AND LAWN
BEYOND'**





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Out and About

Situated in the historic town of Great Yarmouth, renowned for its rich maritime heritage, residents will have the opportunity to immerse themselves in the town's past at the Time and Tide Museum. Explore the seafaring heritage and gain insight into the development of the bustling port. Art enthusiasts will appreciate the Great Yarmouth Potteries and Smoke House Gallery, showcasing local artistic talent and hosting unique exhibitions and workshops.

A wealth of entertainment options awaits in the area, ranging from family-friendly attractions like Joyland and the Sea Life Centre to thrilling amusement arcades and the historic Pleasure Beach. Indulge in exhilarating rides and traditional seaside amusements, immersing yourself in the vibrant atmosphere.

Education is well-catered for in Great Yarmouth, with a range of excellent schooling options available. Notable schools in the area include Great Yarmouth Primary Academy, Edward Worledge Ormiston Academy, and Great Yarmouth Charter Academy, all just minutes away from this residence.

For those seeking further education and professional development, Great Yarmouth College offers a variety of vocational courses and programs, equipping students with valuable skills for their future careers. The college also provides opportunities for adult learning.

Beyond the cultural and educational offerings, Great Yarmouth boasts a vibrant community with a diverse range of shops, restaurants, and cafes. Explore the bustling market square, sample delicious local seafood, and treat yourself to traditional fish and chips by the seaside.

Please note that all areas, measurements, and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

Larkes have not tested any services, appliances, or specific fittings - prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.





Entrance hallway



Kitchen



Dining room



Sitting room



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Landing



Rear bedroom



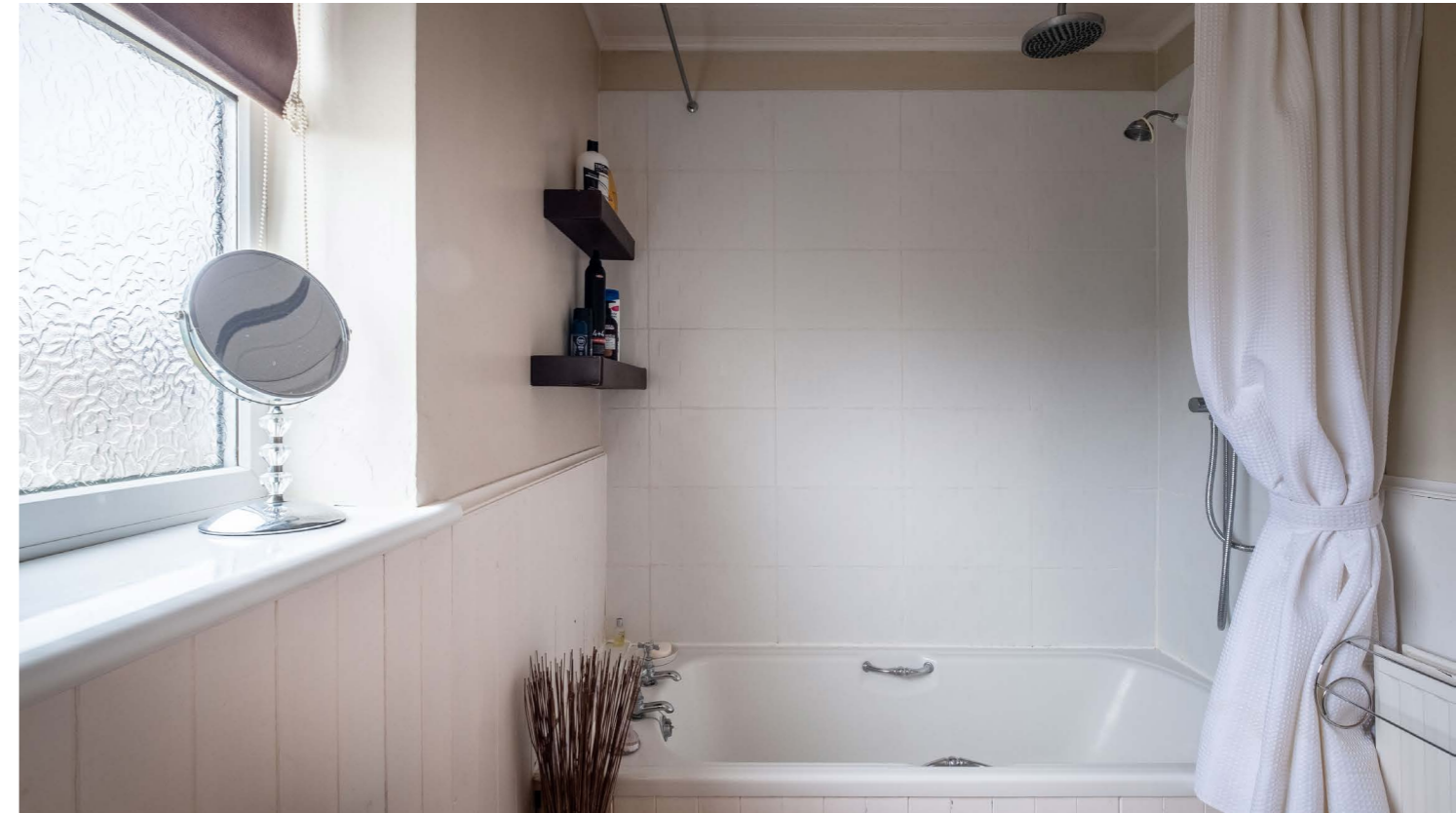
Front bedroom



Third bedroom presently used as a study



Loft room



Family bathroom



Rear gardens



Open plan lounge, dining and linked kitchen area



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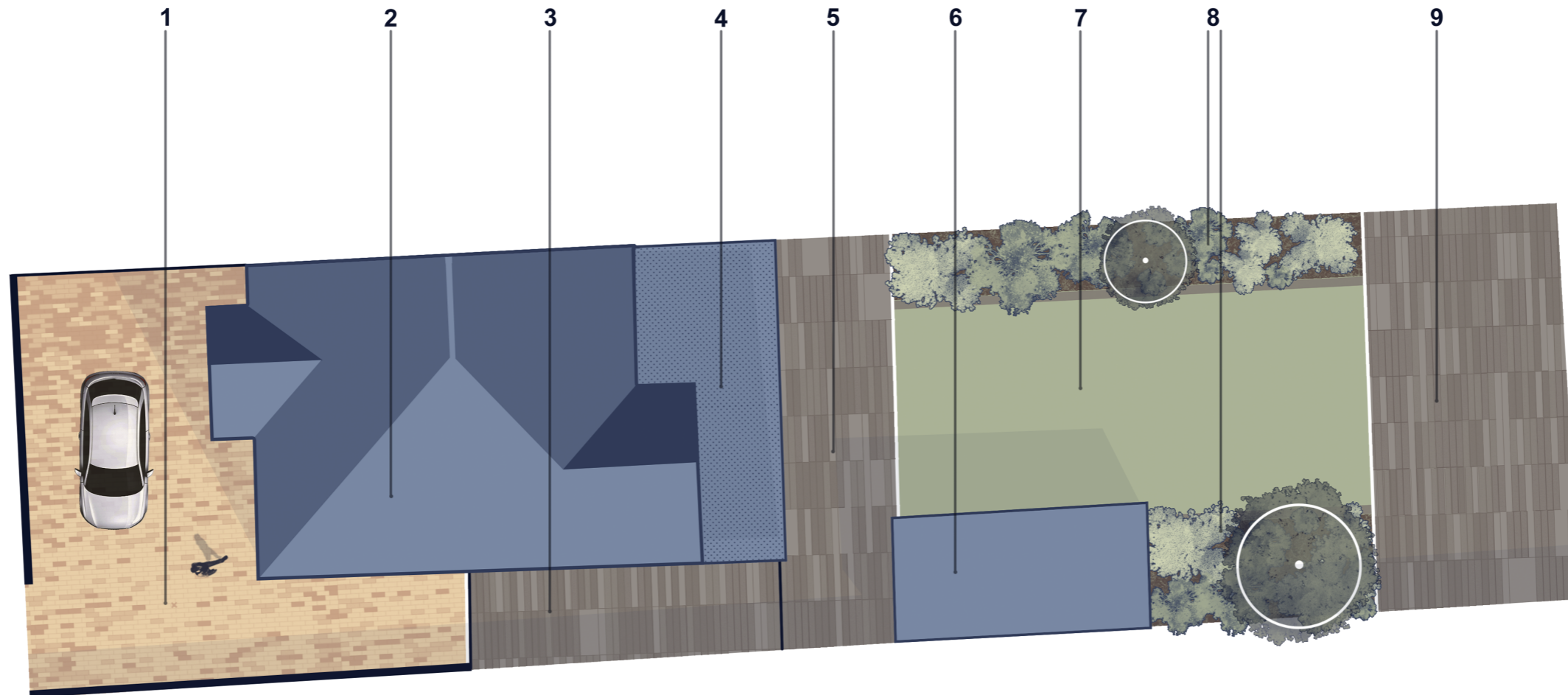
**'TWO DECK AREAS HAVE
BEEN STRATEGICALLY
PLACED TO CAPTURE
THE DAYS SUN'**



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- 1. Brickweave driveway
- 2. Residence
- 3. Concealed storage area
- 4. Ground floor extension
- 5. East facing kitchen terrace

- 6. Garden shed/workshop
- 7. Lawn garden
- 8. Raised flower beds
- 9. West facing BBQ terrace

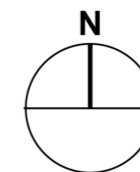
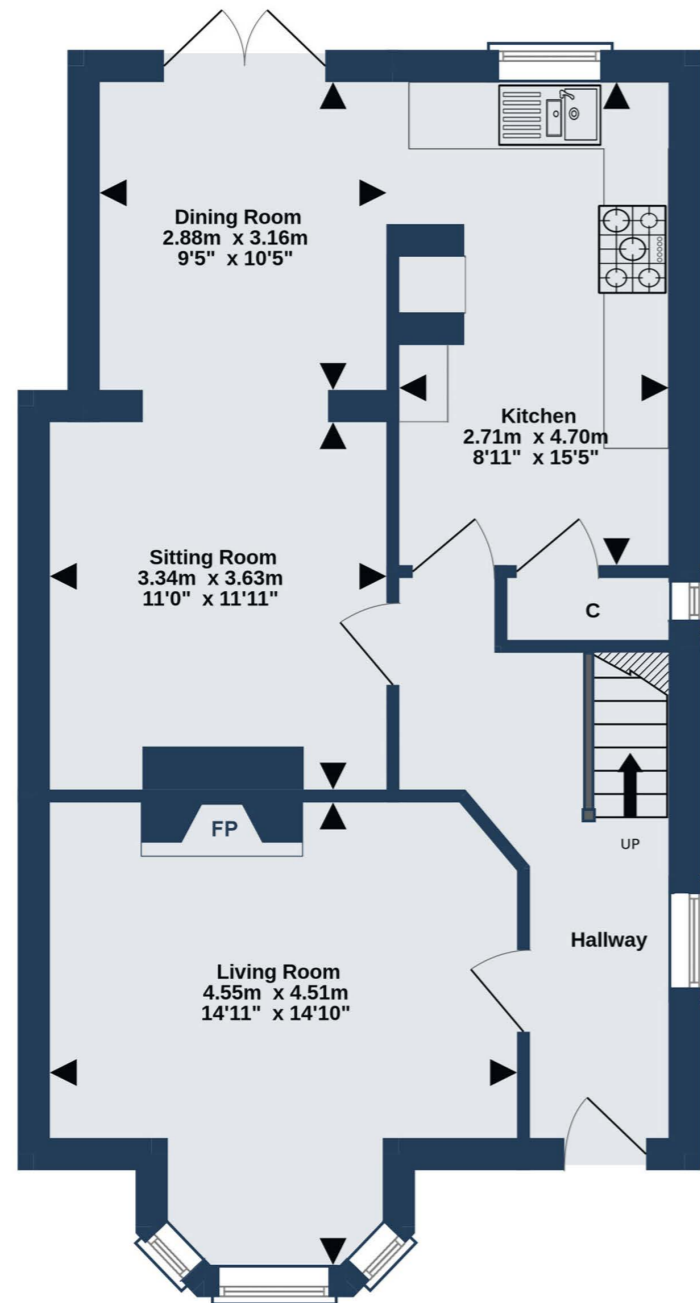


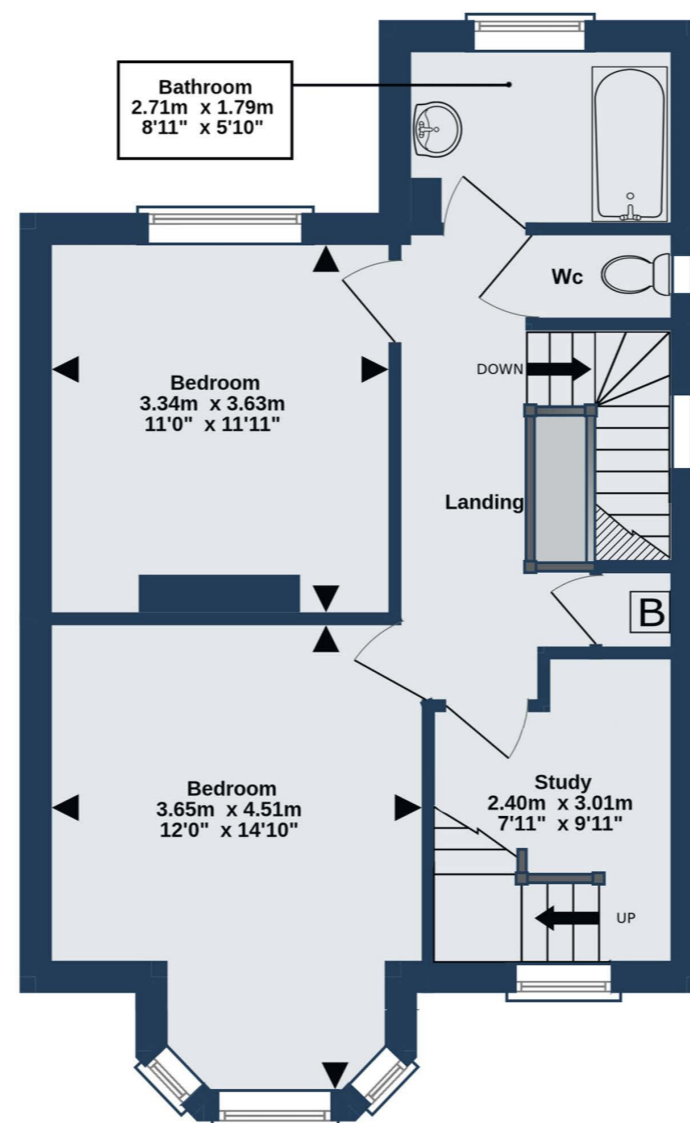
Illustration for identification purposes only, measurements are approximate and recorded from OS Map Data provided by NCC Map Explorer.
 Plan not to scale.

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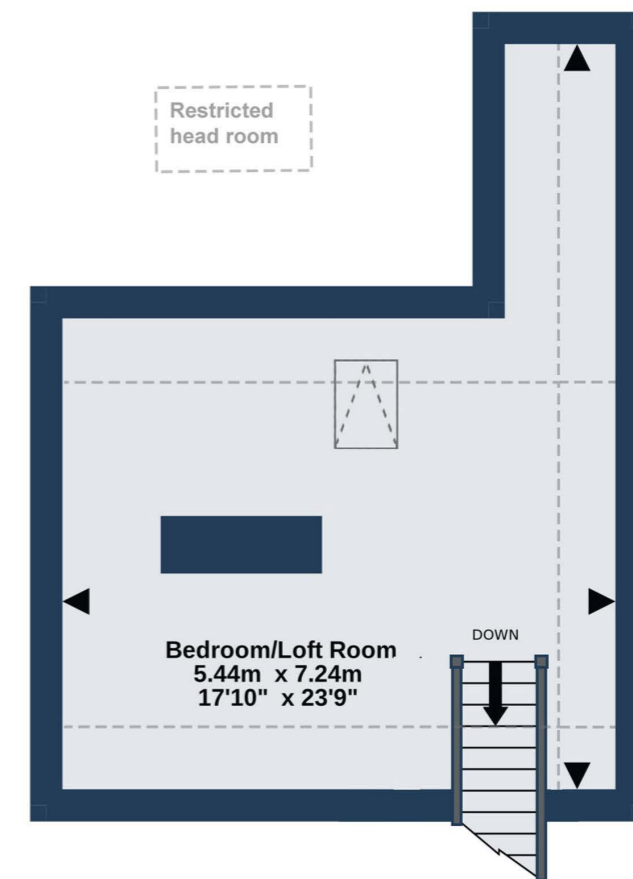
FLOOR AREA
137.5 SQ M
1,480 SQ FT



Ground Floor
 60.6 sq.m. (652 sq.ft.) approx.



First Floor
 48.8 sq.m. (526 sq.ft.) approx.



Second Floor
 28.1 sq.m. (302 sq.ft.) approx.

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Ref: 7288



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