



ADDRESS

9 Blake Road
Great Yarmouth
Norfolk
NR30 4LT

TENURE

Freehold

STATUS

Chain Free

LARKES

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**FIND
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**"A QUIETLY CONFIDENT 1930s
HOUSE, REWORKED WITH
ARCHITECTURAL CALM
AND A DESIGNER'S EYE FOR
DETAIL - READY FOR ITS
NEXT CHAPTER."**

9 Blake Road, Great Yarmouth, Norfolk, NR30 4LT

Freehold | 1,268 sq ft (117.8 sq m)

The Tour: This refined 1930s semi-detached house has been reimagined with a sensitivity that respects its origins while embracing contemporary living in its most elegant form. From the outset, the house presents a sense of balance and intention: black-framed glazing sharpens the traditional façade, while an entrance porch provides a graceful threshold between street and home.

Inside, the ground floor unfolds as a carefully considered open-plan arrangement, articulated through a sequence of interconnected spaces rather than rigid divisions. High-quality LVT flooring laid in a chevron pattern runs throughout, its rhythm lending cohesion and movement while subtly referencing the home's Art Deco heritage.

The principal living room sits to the front of the house, arranged around a generous bay window that draws in soft morning light. Steel column radiators with decorative Art Deco-style TRVs introduce a sculptural note, reinforcing the dialogue between period detail and modern restraint.

At the centre of the plan is a versatile middle reception room — a quietly invaluable space. For families, it works naturally as a playroom within sight of the kitchen and dining areas; for others, it becomes a secondary sitting room, reading lounge or informal coffee space, offering a sense of retreat without separation.

To the rear, the house opens into a striking kitchen and dining room that forms the social heart of the home. The Howdens kitchen is finished in a soft grey palette, elevated by gold shadow-line detailing and under-counter lighting, and fitted with AEG integrated appliances. Clean-lined cabinetry and generous work surfaces are complemented by a discreet utility cupboard, ensuring the space performs as well as it presents.

The adjoining dining area is particularly memorable. A vaulted ceiling introduces volume and light, punctuated by Velux skylights above, while bi-folding doors open directly onto the west-facing garden. Afternoon and evening light filters through the space, creating an effortless connection between inside and out — a room designed as much for entertaining as for everyday life.

Externally, the garden is currently presented in a simple, unfinished state, offering a blank canvas for the next owners. With its west-facing orientation and direct connection to the dining space, it lends itself equally well to landscaping, outdoor dining or a more informal family garden. To the front, off-street parking is already established, while the wider plot allows scope

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Kitchen



Kitchen and vaulted dining room with bi-folding doors to the garden.

to further enhance the exterior setting over time. Here, the hard work has been done internally, leaving the outdoor spaces ready to be shaped and personalised.

Upstairs, the first floor continues the home's calm and considered tone. Bedrooms are well proportioned and quietly elegant, with both the principal and second bedrooms benefitting from fitted wardrobes that sit neatly within the architecture of the rooms. Soft finishes and restrained detailing allow light to take precedence, creating spaces that feel restful and enduring.

A fourth room, set just off the landing, offers valuable flexibility — ideal as a home working space, nursery, or walk-in wardrobe.

The shower room has been finished to a high standard, combining marble-effect surfaces, warm metallic accents and contemporary cabinetry to form a space that feels indulgent yet timeless.

Throughout the house, the refurbishment has been comprehensive rather than cosmetic. New uPVC double glazing with modern black frames, a newly installed Worcester combination boiler, upgraded central heating, CCTV wiring and thoughtful material choices speak to the quality and longevity of the work undertaken.

Planning permission has also been granted for a single-storey side and rear extension, including the addition of a garage and utility room, offering clear scope to further evolve the house in line with future needs — an appealing balance of completion and possibility.

The Area: Blake Road is a quietly established residential street characterised by well-proportioned early 20th-century houses and a settled, community-led atmosphere. Positioned close to North Denes Beach, the location offers the rare luxury of coastal living integrated into daily routine — morning walks along open sands, expansive skies and fresh sea air all within easy reach.

Great Yarmouth town centre lies close by, providing a broad range of shops, cafés and cultural amenities, while road and rail links connect efficiently to Norwich and the wider county. The area is particularly well suited to families, with a choice of respected primary and secondary schools nearby, and a neighbourhood rhythm that feels both practical and relaxed.

This is a setting that balances calm with convenience: coastal without feeling remote, residential without being isolated — a place to settle rather than simply stay.

Points to Consider:

- Tenure: Freehold
- Construction: Traditional 1930s brick-built cavity construction
- Fenestration: New uPVC double glazing with modern black frames
- Heating: Newly installed gas-fired central heating with Worcester combination boiler
- Energy Performance Rating: C (71)
- Average Heating & Lighting Costs: £909 per year
- Council Tax: Band D (£2,277.97)
- Broadband: Ultrafast broadband available — up to 1,800 Mbps download / 220 Mbps upload†
- School Catchment:

Primary: North Denes Primary School and Nursery;

Northgate Primary School

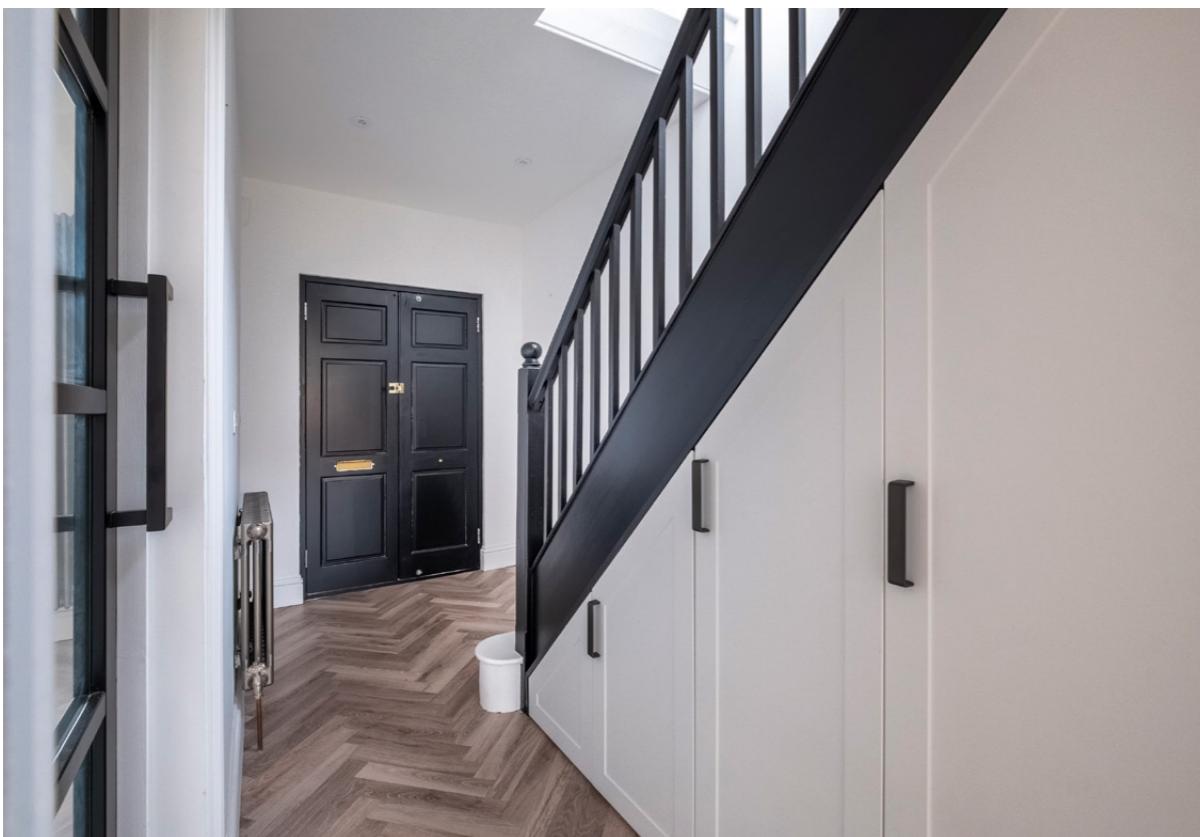
Secondary: Great Yarmouth Charter Academy



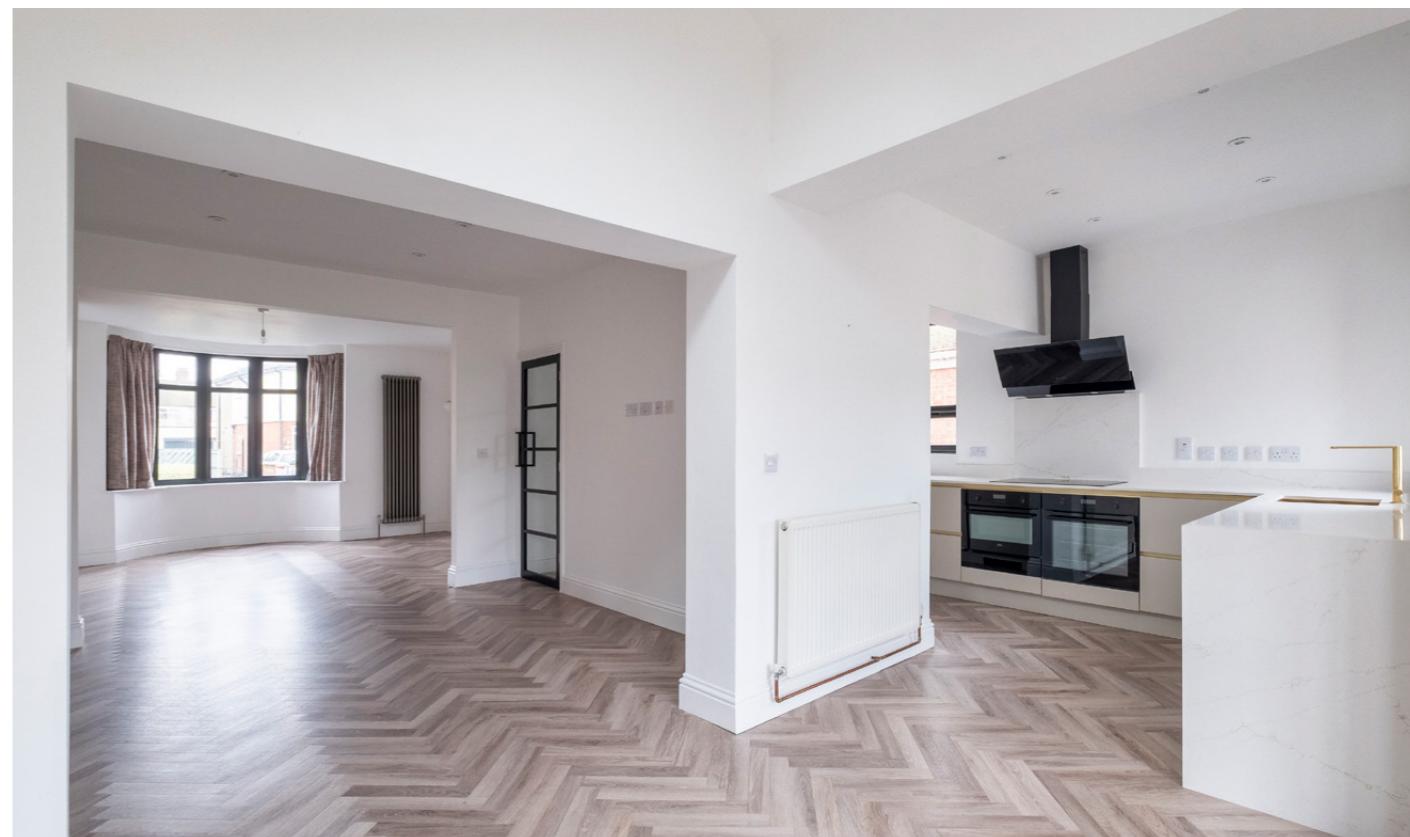
Kitchen detail



A stylish modern family home



Inner entrance hall with understair storage



Open plan ground floor accommodation



Kitchen with integral appliances

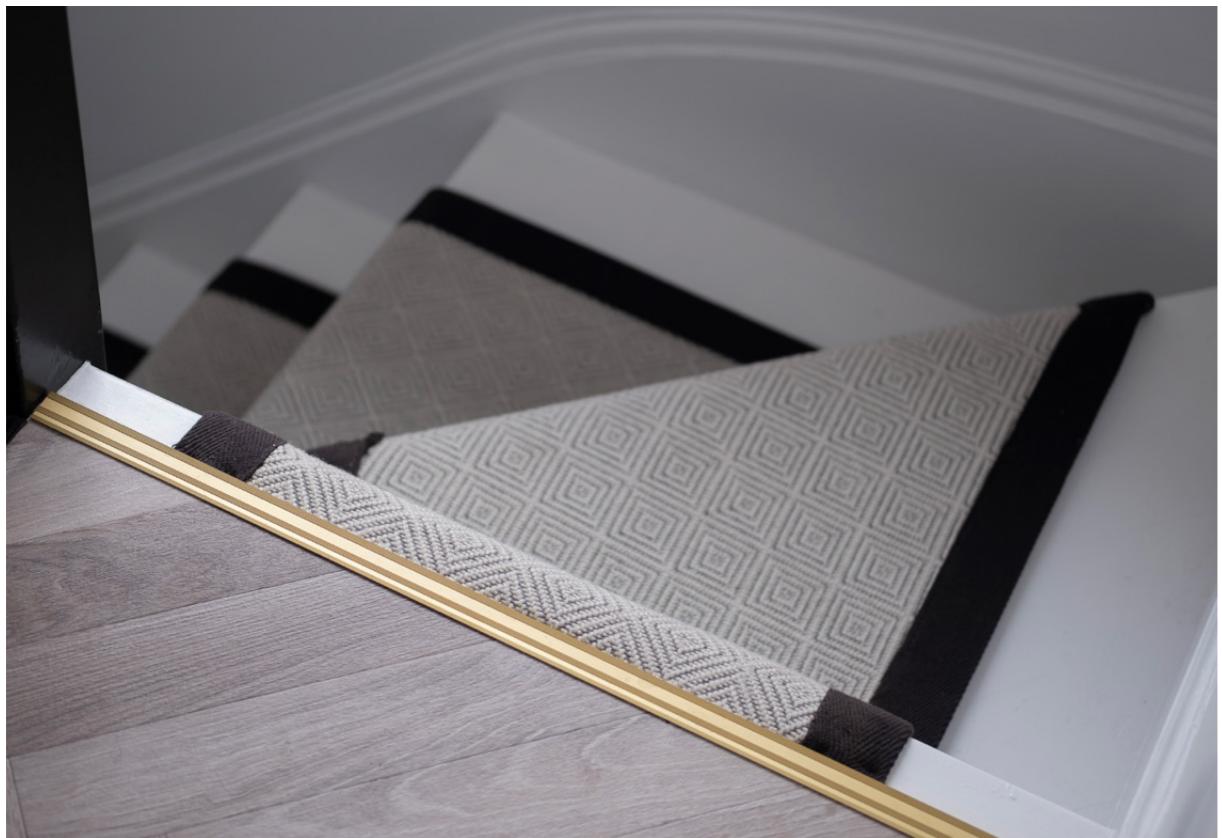
**FIND
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Primary bedroom



Landing



Quality floor coverings



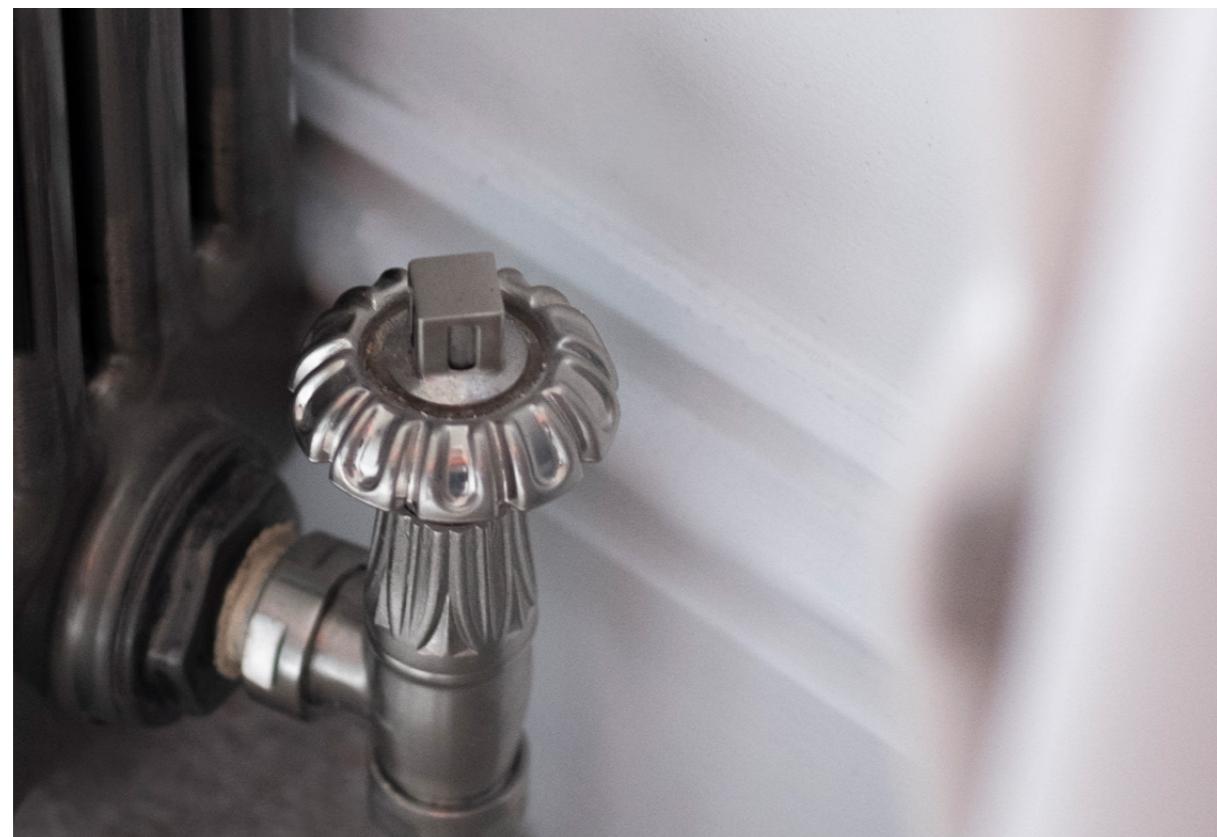
Study to the left and access into the family shower room



Landing



Second bedroom



Decorative art deco TRVs and steel column radiators



Third bedroom



Shower room



A private sanctuary, stylishly appointed



A generous plot ready to be shaped and personalised



New carpentry and quality ironmongery throughout.

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.

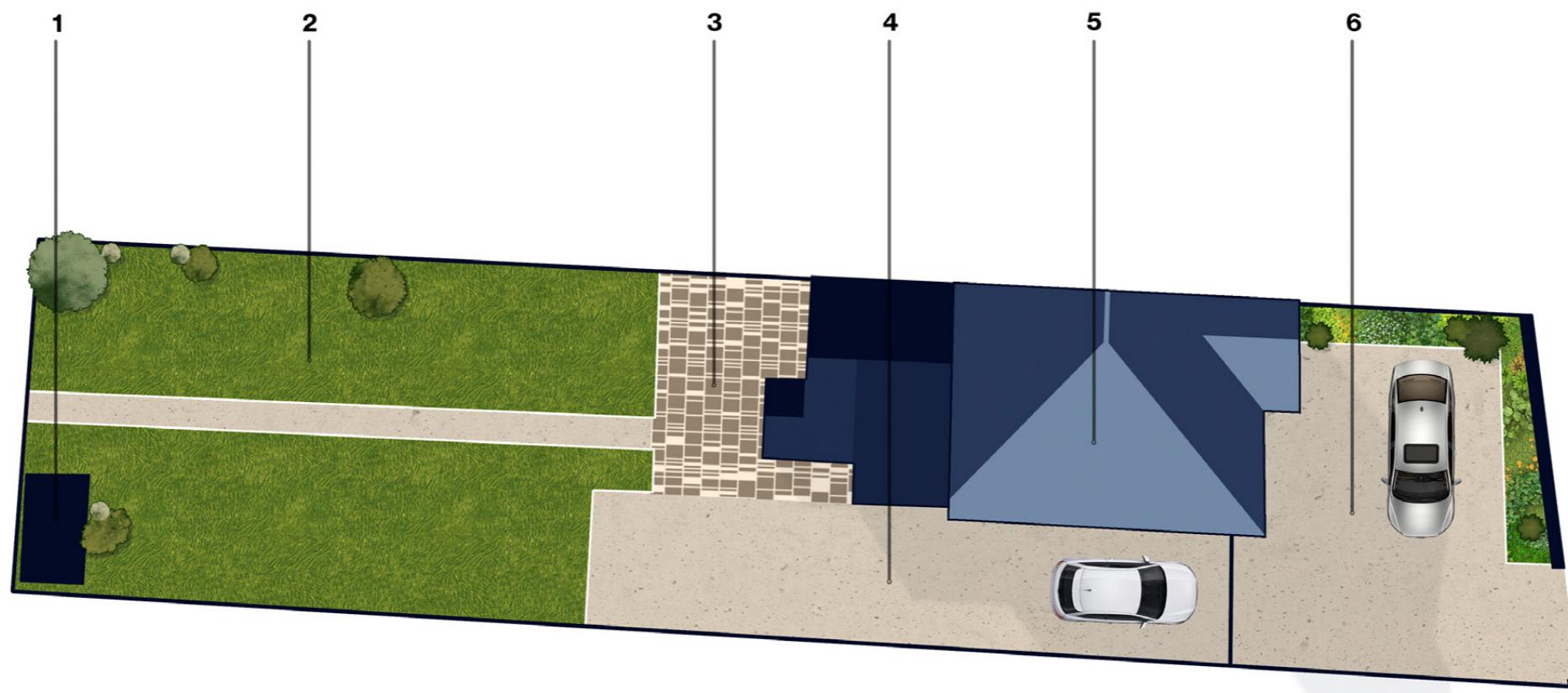
We take our duty of care seriously and make every reasonable effort to ensure the information we present is correct. However, some details are based on information provided by the seller or third parties. Additionally, please note that floor plan measurements may be rounded, and distances are approximate.

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

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

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**SITE AREA
355.4 SQ M
3,826 SQ FT**



- 1. Garden shed
- 2. Lawned gardens
- 3. Paved patio
- 4. Gated driveway
- 5. Residence
- 6. Front drive

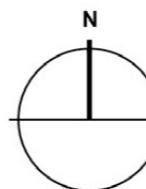
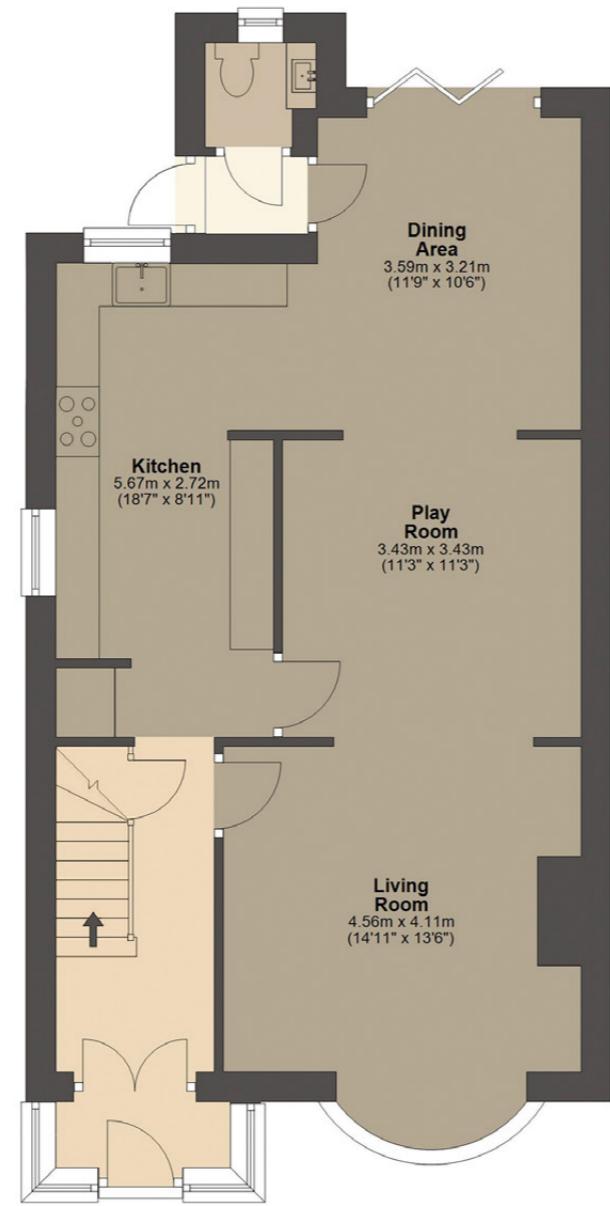


Illustration for identification purposes only, measurements
are approximate and recorded from OS Map Data.
Plan not to scale.

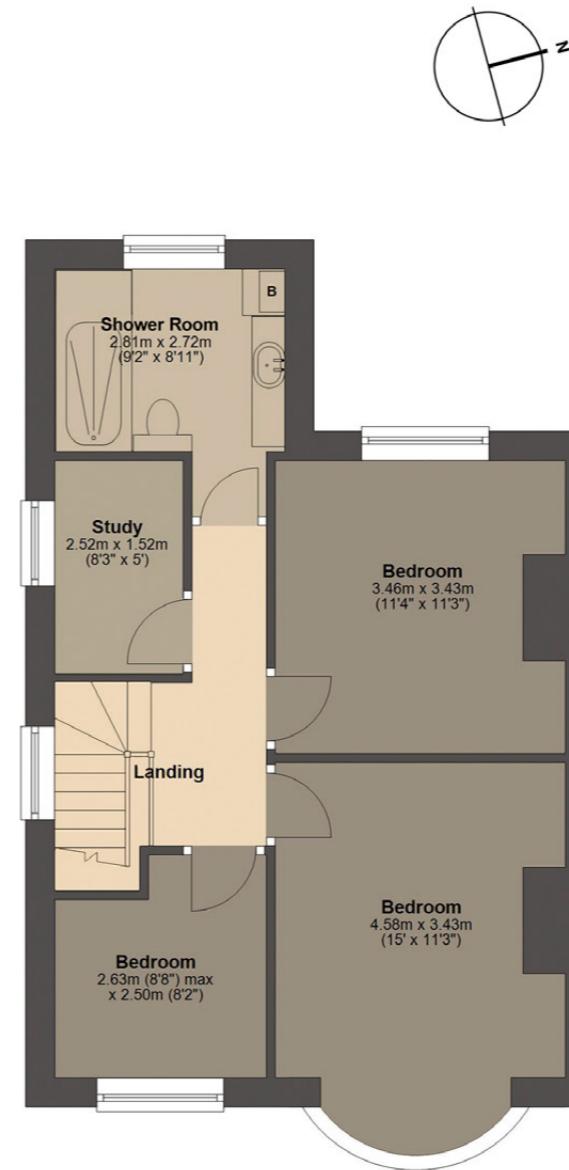
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FLOOR AREA
117.8 SQ M
1,268 SQ FT

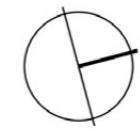
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Ground Floor
Approx. 67.4 sq. metres (725.9 sq. feet)



First Floor
Approx. 50.3 sq. metres (541.8 sq. feet)



Ref: 7395



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