

abbotFox





Albion Road, Great Yarmouth  
*Guide Price £200,000*

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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie | **Branch Partner**













## THE DETAIL\_\_\_\_\_

abbotFox presents this stylish and deceptively spacious four-bedroom townhouse, ideally positioned within the private and sought-after setting of Villa Place, just moments from Great Yarmouth's seafront and town centre amenities.

Arranged over three floors, this contemporary home offers exceptional versatility and modern living throughout. From the moment you step inside, the property impresses with its generous proportions, quality finish, and abundance of natural light.

The ground floor features a welcoming entrance hall, a modern fitted kitchen, and a spacious lounge-diner with French doors opening onto the private rear garden—perfect for entertaining or relaxing in the warmer months.

Across the upper floors, four well-proportioned bedrooms are complemented by a family bathroom and additional en-suite to the principal bedroom, creating a flexible layout that suits families, professionals, or those seeking extra space to work from home.

Tucked away in a quiet cul-de-sac, yet within easy reach of local schools, shops, transport links and the beach, this home effortlessly combines peace and practicality. With allocated parking and no onward chain, early viewing is highly recommended.







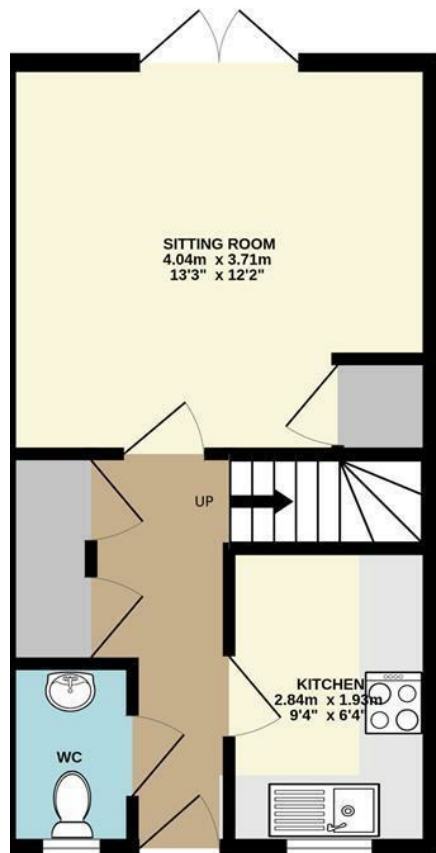




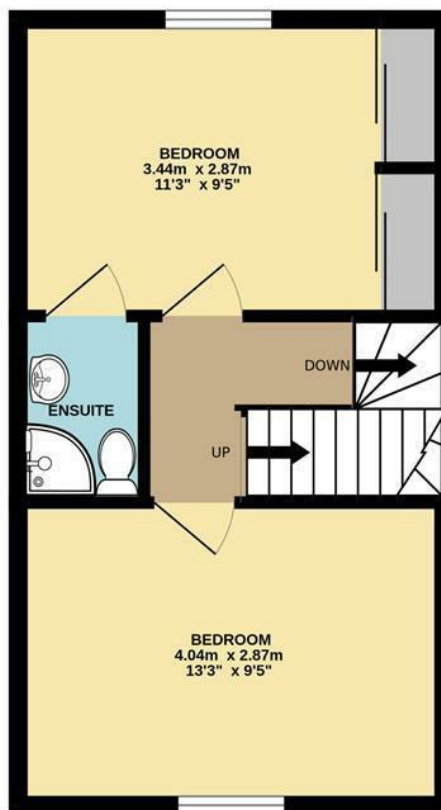
## THE HIGHLIGHTS\_\_

- Modern town house
- Four bedrooms
- Stylish finish throughout
- Close to local amenities
- No onward chain
- Viewing advised

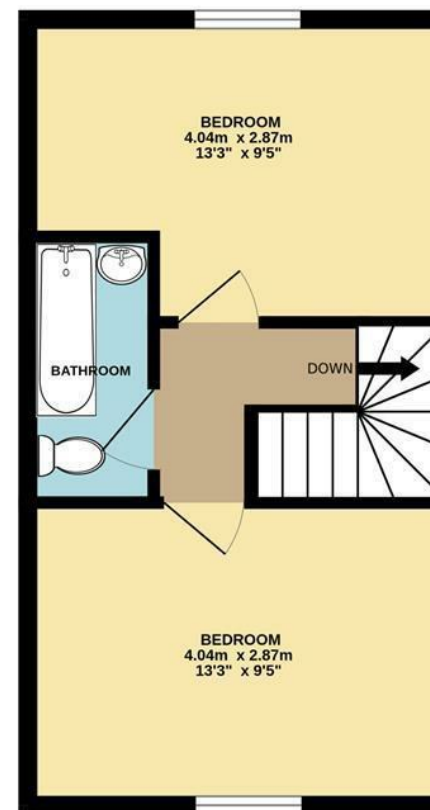
GROUND FLOOR  
30.1 sq.m. (324 sq.ft.) approx.



1ST FLOOR  
30.1 sq.m. (324 sq.ft.) approx.



2ND FLOOR  
30.1 sq.m. (324 sq.ft.) approx.



TOTAL FLOOR AREA : 90.2 sq.m. (971 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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*Let's talk*

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EPC RATING -

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