



ADDRESS _____
127 Havelock Road
Great Yarmouth
Norfolk
NR30 3HJ

TENURE _____
Freehold

STATUS _____
Chain free sale

L  LARKES

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To help you visualise the space, this image has been virtually staged by Larkes. The furnishings shown aren't physically present but give a sense of how the room could function.



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“A beautifully renovated Victorian terrace blending period charm with contemporary design, just moments from the beach and town centre.”

127 Havelock Road, Great Yarmouth

This beautifully restored Victorian terrace on Havelock Road offers an inspired blend of period elegance and contemporary living. Just a short walk from Great Yarmouth's bustling town centre and golden seafront, the home has been meticulously updated to create a stylish, versatile space designed for modern life.

The Tour:

This elegant three-bedroom Victorian terrace has been comprehensively renovated, combining historic character with clean, modern finishes. Located on a peaceful residential street moments from the seafront and town centre, the house spans over 920 sq ft and enjoys a private west-facing garden and patio.

Behind its traditional façade, the home has undergone a full refurbishment. A new gas central heating system and complete electrical re-wire have been installed, along with external insulation and smooth silica-rendered elevations, ensuring improved thermal performance. Inside, a soft, neutral palette and excellent natural light highlight the considered layout and quality detailing.

Accommodation is arranged over two floors with flexibility in mind. The ground floor flows from a bay-fronted living room into a generous dining area, leading to a sleek, newly fitted kitchen at the rear. A contemporary bathroom is discreetly positioned beyond.

Upstairs, three bedrooms are accessed from a central landing, along with a smartly appointed shower room. Throughout, there is new flooring, joinery, and uPVC double glazing.

To the rear, the west-facing garden offers a tranquil escape. Laid with large-format porcelain pavers and enclosed by a rendered wall, it's an ideal setting for alfresco dining or quiet relaxation.

Havelock Road is perfectly placed for access to both the town centre and the seafront. With a strong sense of community and a wealth of nearby amenities, the home is well suited for full-time living, a coastal retreat, or as a rental investment.

The Area:

Havelock Road is a quiet residential street in the heart of Great Yarmouth, ideally positioned between the town centre and the beach. Lined with Victorian terraces, the area has a well-established, community feel and continues to attract families and professionals for its character and convenience.

Local amenities are within easy reach, with the shops, cafés, and supermarkets of Regent Road and Market Gates Shopping Centre just a short stroll away. The seafront is nearby, offering miles of sandy beach, traditional amusements, and open skies. Cultural attractions such as the Time and Tide Museum and performances at St George's Theatre add further interest to the area.

Families are well served by local schools, including St George's Primary & Nursery School, Great Yarmouth Primary Academy, and Great Yarmouth Charter Academy, all within the catchment area. Green spaces such as St George's Park and the restored Venetian Waterways provide peaceful retreats, while riverside walks along the Yare offer a closer connection to nature.

With excellent public transport and road links to Norwich and beyond, Havelock Road is a well-connected base from which to enjoy the Norfolk coast and countryside.

Points to Consider:

Tenure: Freehold
Construction: Solid brick, with external insulation
Fenestration: uPVC double glazing
Heating: Gas central heating via combination boiler
Energy Performance: C 77
Average Heating & Lighting Costs: £68 per calendar month*
Council Tax: Band B (£1,771.75)
Broadband: 'Superfast' connection (80 Mbps download / 20 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.

** Recorded from the Energy Performance Certification – actual costs may vary depending on use and supplier rates.*

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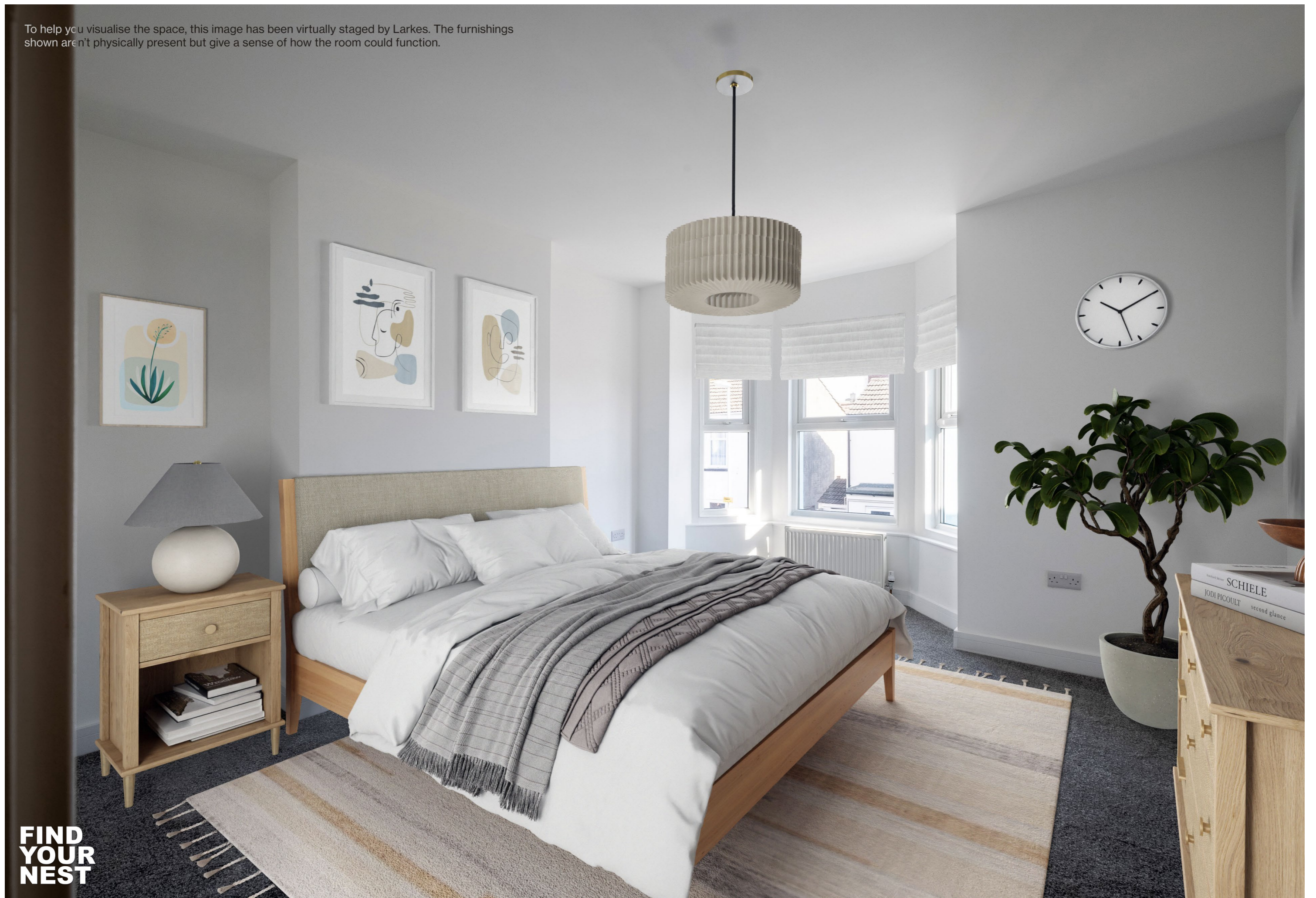
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Images:
Pg.2-3 Kitchen, Pg.4 Rear facade
Pg. 6-7 Living Room, Pg.8 Kitchen detail
Pg.9 Quality fittings, View into dining room
Pg.10-11 Dining room



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Entrance



Living room



Dining room



Ground floor bathroom



Bathroom detail



A large modern kitchen



Open staircase



Principle bay fronted bedroom



Second bedroom



First floor shower room



Rear bedroom



West facing paved garden

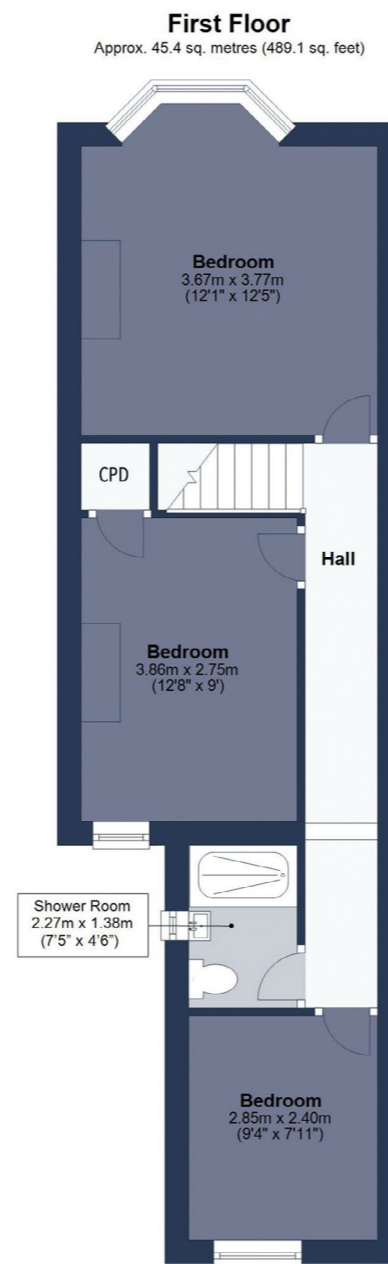
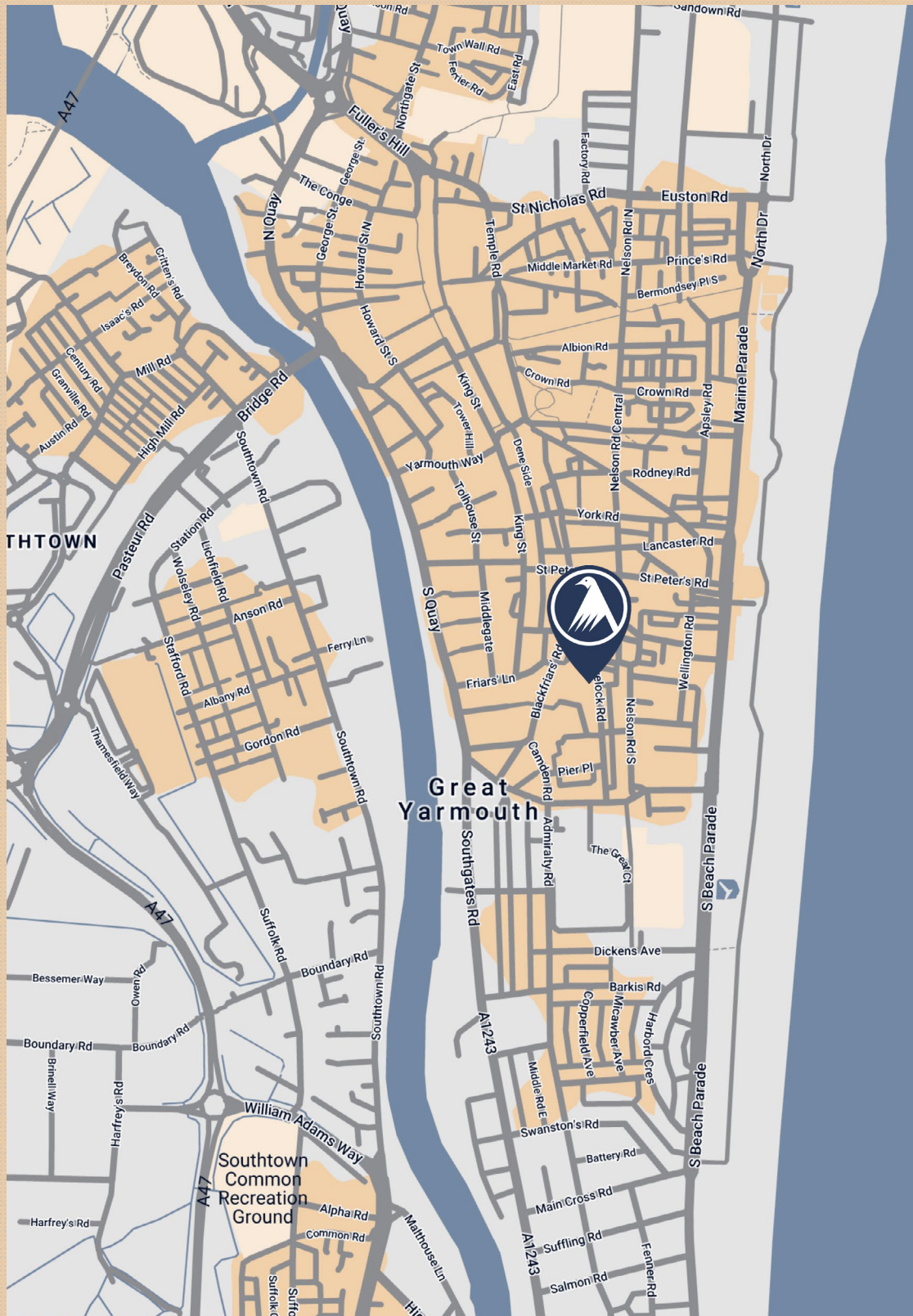


Illustration for identification purposes only, measurements are approximate. Plan not to scale.

Ref: 7359



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