



Blake Road, Great Yarmouth - NR30 4LT

**STARKINGS
& WATSON**

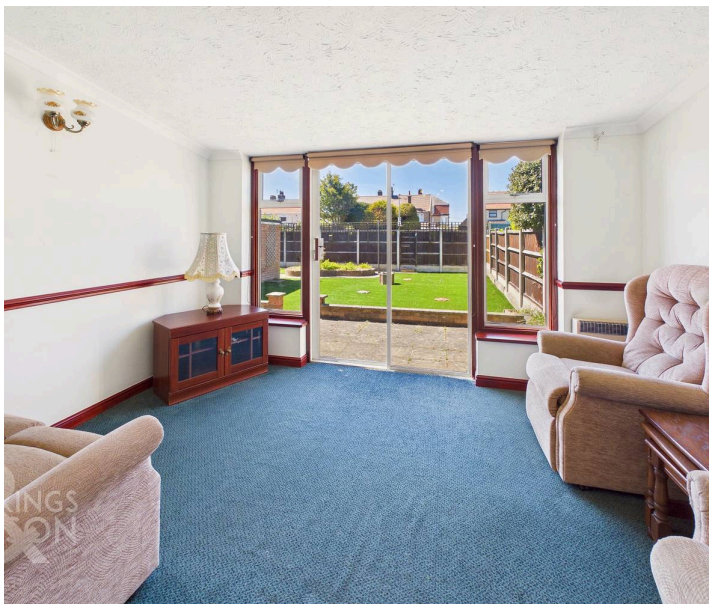
HYBRID ESTATE AGENTS



Blake Road

Great Yarmouth

NO CHAIN. This THREE BEDROOM SEMI-DETACHED HOUSE presents a rare opportunity to secure a spacious home giving over 1045 Sq. Ft of accommodation (stms) with UNINTERRUPTED SEA VIEWS. Step inside to discover an EXTENDED GROUND FLOOR, offering an abundance of versatile living space with THREE RECEPTION ROOMS, ideal for family gatherings, entertaining, or creating a dedicated home office. The property's layout flows seamlessly from the welcoming entrance hall through to the light-filled living areas, each one designed to maximise comfort and flexibility with potential to create a more open plan feel if desired in time. Upstairs, THREE WELL-PROPORTIONED BEDROOMS provide ample room for relaxation, with the exciting POTENTIAL TO EXTEND FURTHER (stp), allowing you to tailor the space to suit your growing needs. The property benefits from GAS CENTRAL HEATING and DOUBLE GLAZING throughout, ensuring a warm and energy-efficient environment. Externally, the rear garden is FULLY ENCLOSED with a low-maintenance feel and non-overlooked position to the very rear, creating the perfect space to enjoy



the warmer months. With a location just a short walk from all local amenities and the GOLDEN SANDS OF THE NORFOLK COASTLINE, convenience and leisure are always close at hand. This home is brimming with potential to create a STUNNING FAMILY HOME, making it an ideal choice for those looking to personalise their next property.

Council Tax band: D

Tenure: Freehold

- No Chain
- Semi-Detached Home Enjoying Uninterrupted Sea Views
- Abundance Of Potential To Create A Stunning Family Home
- Extended Ground Floor Giving Three Reception Rooms
- Three Bedrooms With Potential To Extend Further To Create More In Time (stp)
- Low-Maintenance Rear Garden Being Fully Enclosed & Non-Overlooked To The Rear
- Large Driveway With Detached Garage
- Short Walk To All Local Amenities Plus The Golden Sands Of The Norfolk Coastline

The property is situated within Great Yarmouth town, situated on the East Coast of Norfolk. The town is located with excellent transport links around the county and into Norwich by both road and rail.



The town offers a variety of amenities including schooling, medical services and shopping both in and out of town.

SETTING THE SCENE

The property is set back from the street where a low level brick wall gives way to mature shrub planting borders at the front of the home granting privacy with a large tandem driveway to the left hand side of the property leading towards a detached brick garage giving ample off road parking.

THE GRAND TOUR

Stepping inside a porch style entrance is the perfect place to hang coats and shoes after a brisk costal walk with the main entrance hall sat just beyond this. From here all living accommodation on the ground floor can be found as well as stairs leading to the first floor. At the very front of the property a bay fronted sitting room is complemented with tall ceilings with original mouldings remaining and large open floor space being more than conducive to a potential choice of layouts. Sat just behind this is a separate dining room with the ability to combine each of the two spaces here to create a more open plan feel if required. Just off from the hallway, the kitchen offers a mixture of wall and base mounted cabinetry with a split design where the rear space is home to room and plumbing for white goods and appliances to include an oven, hob and washing machine. Just off from the dining room is a handy garden room extension creating the third versatile reception room backing onto and looking over the rear gardens enjoying a private non overlooked position to the very rear of the property. Again courtesy of the historic extension, a secondary access point can be found at the rear of the home into the garden with ground floor WC sat just to the side.

The first floor landing splits in each direction to take you into each of the

bedrooms as well as a separate three piece bathroom suite complete with a fully tiled surround, vanity storage and heated towel rail with separate WC sat just next door to the very front of the home. The smaller of the bedrooms is presented in immaculate condition with all carpeted flooring whilst the largest of the bedroom sits just next door enjoying uninterrupted views through a set of uPVC double glazed windows with another impressively sized double bedroom sat just behind this, each of which being more than capable of hosting a double bed with a range of storage solutions and soft furnishings.

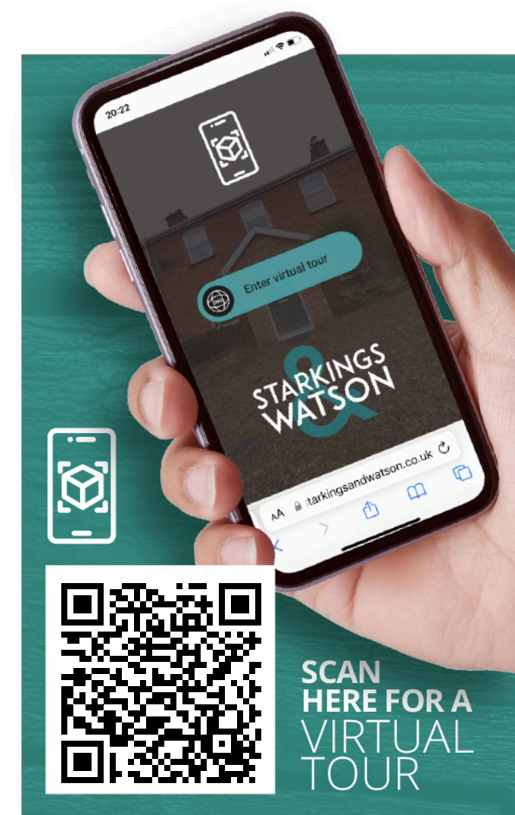
FIND US

Postcode : NR30 4LT

What3Words : ///sticky.facing.brands

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.





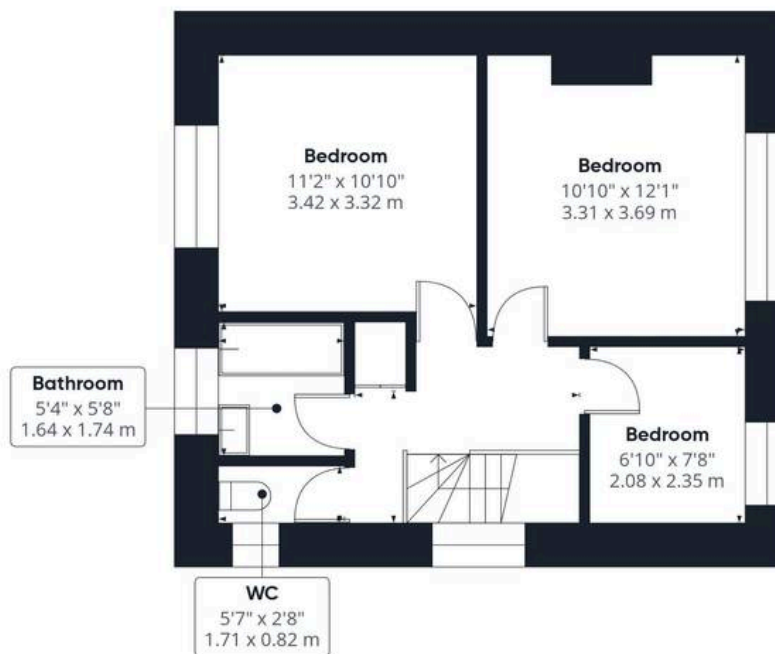
THE GREAT OUTDOORS

The rear garden is offered in an attractive yet low maintenance condition where a patio seating area extends out towards artificial lawn with the whole garden being completely enclosed with a mixture of timber panel fencing and garage wall with personal access door. A timber swinging gate allows easy access to the driveway with a gated access at the very rear of the property taking you towards a green belt running at the rear of all of the homes on the street.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1046 ft²

97.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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