



North Denes Road, Great Yarmouth - NR30 4LU

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HYBRID ESTATE AGENTS



## North Denes Road

Great Yarmouth, Great Yarmouth

Situated only a few moments walk from the golden sands of the Norfolk coastline, this TERRACED TOWNHOUSE offers a WEALTH OF POTENTIAL with an incredibly well proportioned and VERSATILE LIVING SPACE split over three levels giving over 1750 Sq. Ft of accommodation (stms). In its current configuration, the property boasts an impressive SEVEN BEDROOMS with the ability for this to change depending on the need of a potential buyer. Currently the main living space on the ground floor comes in the form of a BAY FRONTED SITTING ROOM with period TALL CEILINGS and a large open kitchen space sat just behind. The property does offer bedroom spaces on each floor, with a converted space on the ground floor giving potential for MULTI-GENERATIONAL living with a ground floor bedroom and EN-SUITE SHOWER ROOM. The rear garden offers the ideal space to sit and enjoy the setting summer sunshine with all amenities and public transport links only a few moments from the front door.



Council Tax band: C

Tenure: Freehold

- Impressively Sized Terraced Townhouse
- Over 1775 Sq. Ft Of Accommodation (stms)
- Versatile Set Up With Great Potential Depending On Preferences
- Bay Fronted Sitting/Dining Room With Tall Ceilings
- Currently Seven Bedrooms
- Large Ground Floor Wet Room Plus First Floor Shower & Separate WC
- Private Low-Maintenance Rear Garden
- Short Walk To All Amenities, Public Transport & Beach

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 opens through a iron swinging gate to reveal a low maintenance front garden with a mixture of flagstone patio spaces and artificial lawn giving the front of the home vibrancy and security.

## THE GRAND TOUR

Once inside, a porch style entrance is the first place to greet you allowing you to slip off coats and shoes before heading into the remainder of the home. From here the central hallway gives access to all living accommodation on the ground floor as well as handy under the stairs storage cupboard and stairs for the first floor. Turning to your left, the communal living spaces open up in front of you with a large kitchen boasting a multitude of wall and base mounted cabinetry and ample worktop space with room remaining for further white goods and appliances. A glass panel door leads you into a well proportioned bay fronted sitting and dining room. The space is fitted with solid wood flooring and features tall period ceilings with a feature fireplace and double glazed windows to the front of the home. Towards the end of the central hallway, the first of the versatile spaces comes to light - formerly a ground floor bedroom, this space could be used as a secondary reception room or further living space with the added benefits of an adapted ground floor shower room complete with non slip flooring and handy utility space just to the side with plumbing and electrics for further white goods.

From the first floor a further four bedrooms are on offer with the two smaller rooms coming towards the very end of the hallway currently used as storage spaces, all being served by a separate three piece shower room and WC with the shower room giving a wide array of vanity storage and tall heated towel rail and a modern gas combination boiler fitted within the WC. Two sizable double bedrooms come towards the front of the home with the larger measuring an impressive 16' in length.

Formerly used as a second sitting room, the space is incredibly well lit courtesy of a triple fronted aspect, again benefiting from tall ceilings and a bright and neutral decoration. A further well proportioned double bedroom sits just behind this, once again presented with a tasteful decoration with frosted and double glazed windows overlooking the rear garden.

The second floor landing takes you to a further two double bedrooms with the front room being similarly sized to the impressive bedroom on the ground floor and enjoying sea views over the neighbouring homes, whilst another sizable double bedroom currently functions as a storage space however could easily accommodate a double bed with an array of soft furnishings and storage solutions.

## FIND US

Postcode : NR30 4LU

What3Words : ///labs.only.caves

## VIRTUAL TOUR

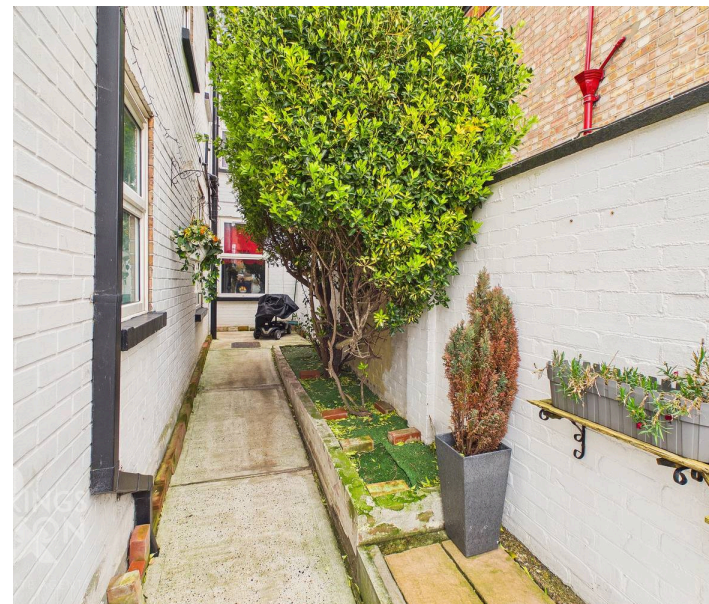
View our virtual tour for a full 360 degree of the interior of the property.





## THE GREAT OUTDOORS

The rear garden is fully enclosed with tall brick walls giving the space privacy while planted borders allow for a variety of planting adding colour to the outside space. An open flagstone patio gives the perfect spot for garden furniture to sit and enjoy the warmer months.





Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

1777 ft<sup>2</sup>  
164.9 m<sup>2</sup>

**Reduced headroom**

4 ft<sup>2</sup>  
0.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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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