



ADDRESS

51 Stanley Road  
Great Yarmouth  
Norfolk  
NR31 0BA

TENURE

Freehold

STATUS

Chain Free - Probate Sale

L  LARKES

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**“A WELL-PRESENTED  
VICTORIAN TERRACE WITH  
COURTYARD GARDEN AND  
VIEWS TOWARDS ST NICHOLAS  
CHURCH.”**

**51 Stanley Road, Great Yarmouth, Norfolk, NR30 4JB**

**Freehold | 71.5 sq m (770 sq ft)**

**The Tour:** Set within a traditional run of late-Victorian terraces, this handsome red-brick home offers balanced, well-proportioned accommodation arranged across two storeys, extending to approximately 71.5 sq m.

The façade retains its classic proportions, with brick detailing and tall sash-style window openings, while inside the interiors have been sensitively modernised to create a clean, neutral backdrop ready for immediate occupation.

The ground floor unfolds in a traditional arrangement. A bright front reception room sits behind the principal elevation, enjoying good natural light through a large uPVC double-glazed window. The space is comfortably scaled for everyday living and finished in soft neutral tones.

Beyond, a separate dining room provides flexibility — equally suited to formal dining, family living, or a work-from-home setup. The flow between the two reception rooms is intuitive and practical, creating distinct yet connected spaces.

To the rear, a galley kitchen is fitted with modern cabinetry and contrasting work surfaces, with tiled splashbacks and ample preparation space. The gas boiler is discreetly located here. A rear lobby provides access to the courtyard garden, while the ground-floor bathroom is neatly appointed with a white suite and shower over bath.

Upstairs, three bedrooms are arranged off the first-floor landing. The principal bedroom sits to the front and enjoys generous proportions. A second double bedroom overlooks the rear, where an unexpected and characterful view opens towards the tower of St Nicholas Church, rising above the surrounding rooftops. The third bedroom, ideal as a nursery, study or guest room, completes the accommodation.

Throughout, the property is presented in good condition, with uPVC double glazing and gas central heating ensuring comfort and efficiency.

Outside, the rear courtyard garden is fully enclosed and low maintenance — a manageable outdoor space with gated rear access. On-street parking is available to the front.



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Church views



Kitchen

**The Area:** Stanley Road is positioned within easy reach of Great Yarmouth's town centre, seafront and historic market area. Local shops, schools and everyday amenities are within walking distance, while larger supermarkets and retail parks are a short drive away.

The property sits within the catchment for North Denes Primary School, Northgate Primary School and St Nicholas Priory CE VA Primary School, with Great Yarmouth Charter Academy serving secondary education.

Great Yarmouth railway station provides connections to Norwich and onward mainline services, making the property suitable for commuters as well as local buyers.

This is a location that continues to attract first-time buyers, investors and families alike, thanks to its accessibility and proximity to both coastline and town centre amenities.

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**Points to Consider:**

Tenure: Freehold

Construction: Traditional solid brick

Fenestration: uPVC double glazed

Heating: Gas central heating (boiler located in kitchen)

Energy Performance Rating: C (69) – potential B (87)

Average Heating & Lighting Costs: £636 per year\*

Council Tax: Band A (Great Yarmouth Borough Council)

Broadband: Ultrafast broadband available (up to 1800 Mbps download) †

School Catchment: North Denes Primary School; Northgate Primary School; St Nicholas Priory CE VA Primary School; Great Yarmouth Charter Academy

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Dining room



Kitchen



Lobby



Rear yard



Front bedroom



Middle bedroom



Ground floor bathroom



Bathroom details

**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

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

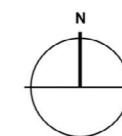
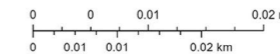
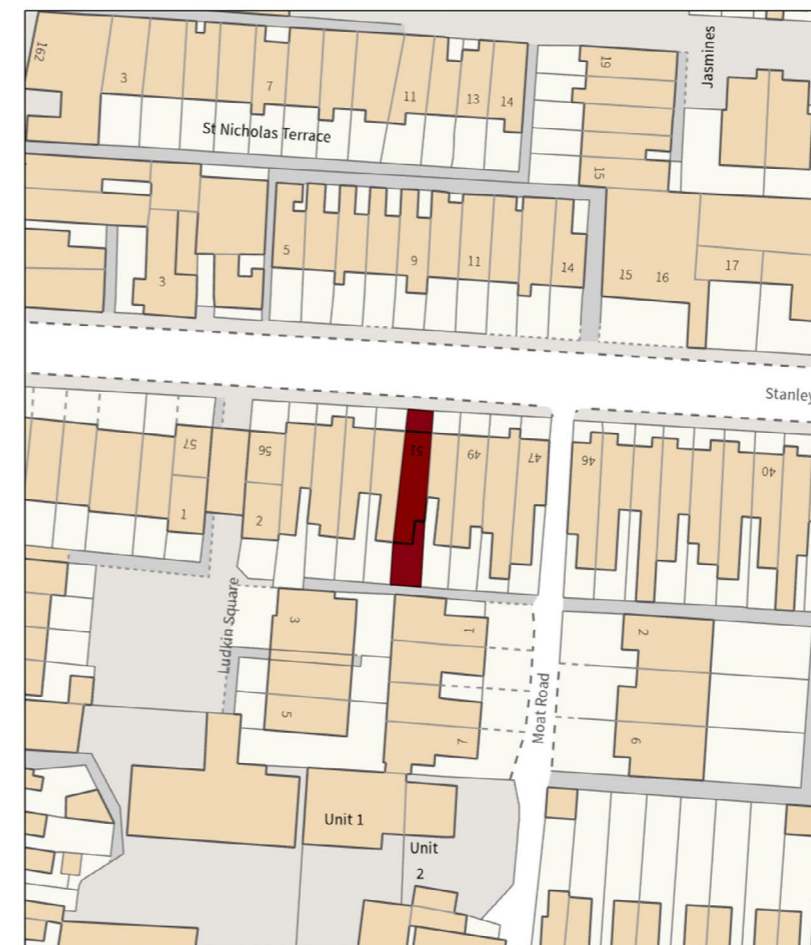
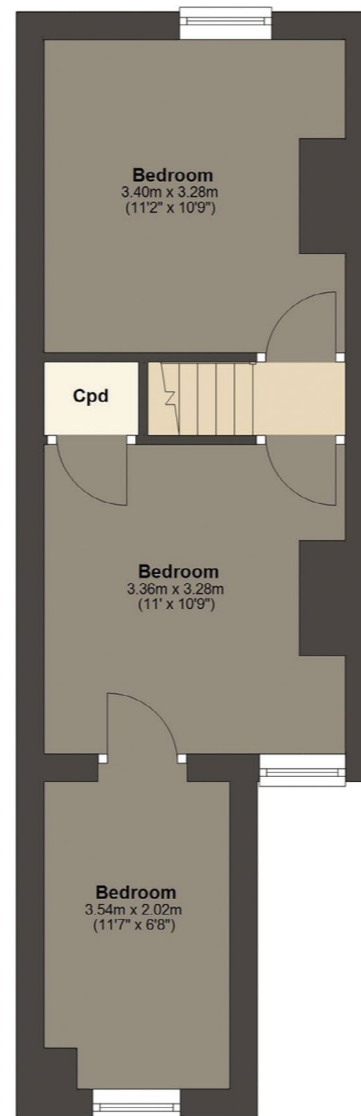
**Ground Floor**

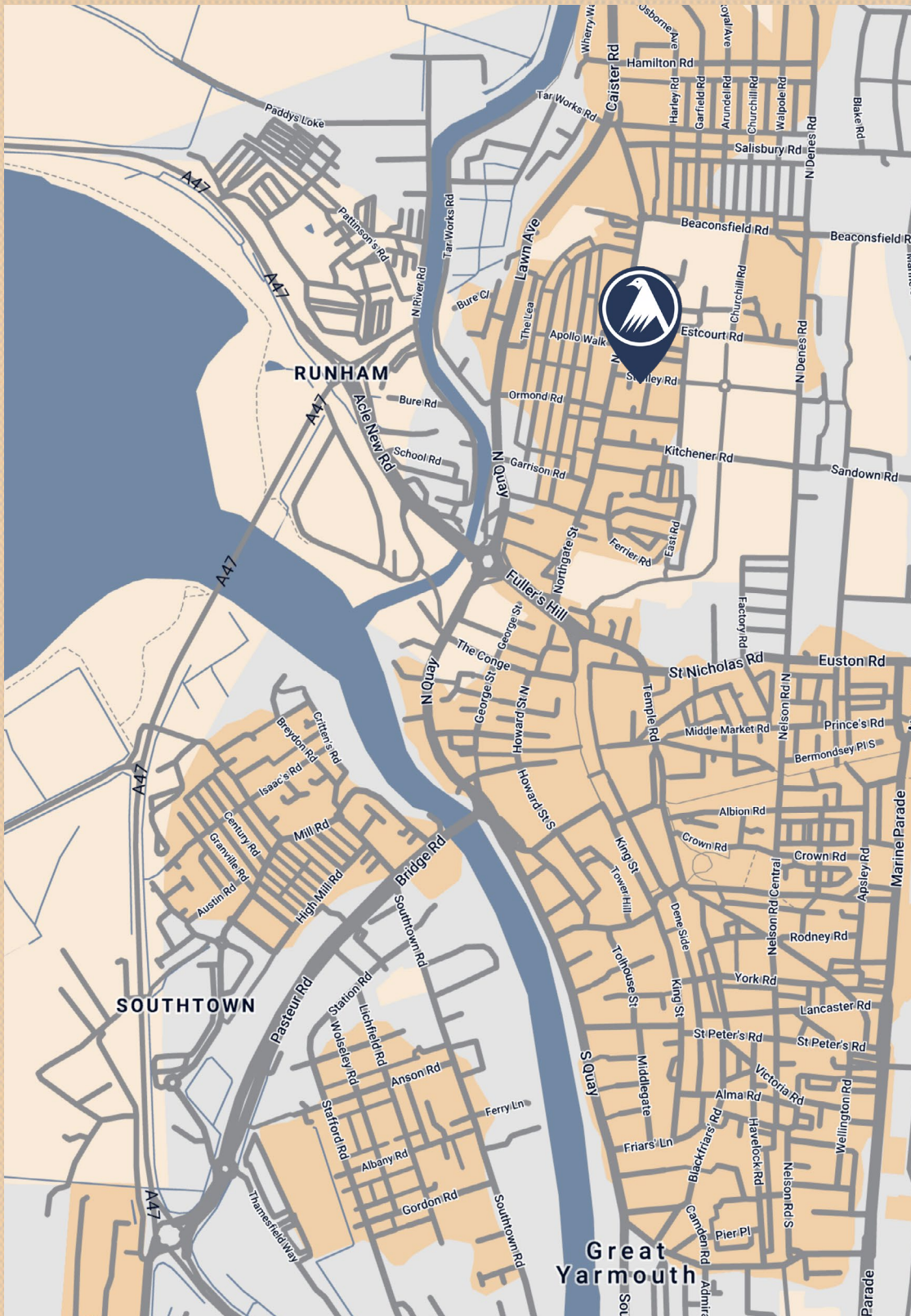
Approx. 38.7 sq. metres (416.9 sq. feet)



**First Floor**

Approx. 32.8 sq. metres (352.9 sq. feet)





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