



ADDRESS

175 Alderson Road
Great Yarmouth
Norfolk
NR30 1QL

TENURE

Freehold

STATUS

Chain free sale

L  LARKES

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“AN INVITING HOME WITH A THOUGHTFUL LAYOUT AND ROOM TO EVOLVE”



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175 Alderson Road, Great Yarmouth, NR30 1QL

Freehold | 1,052 sq ft / 97.7 sq m

The Tour:

This three-bedroom home is arranged over two floors with a layout that feels both practical and adaptable, offering well-balanced living spaces and scope for gradual enhancement.

The principal reception room sits to the front, where a broad window brings in good natural light. It connects through to a second reception space, creating an easy flow between living and dining areas, well suited to both everyday routines and more social moments.

To the rear, the kitchen is configured in a galley style, with generous runs of cabinetry and worktop space. While more traditional in appearance, it has been carefully maintained and remains in excellent condition, allowing any future redesign to be approached in time. A separate utility area adds a useful layer of functionality, leading through to a recently refurbished ground-floor shower room, finished in a clean, contemporary style.

Notably, the current owners have upgraded both the heating system and electrical installations, providing reassurance and a solid base for the next phase of ownership.

Upstairs, the bedroom arrangement is particularly flexible. A generous double bedroom sits at the front, complete with built-in cupboard storage. To the rear, two interlinked bedrooms – each with fitted wardrobes – can be arranged in a number of ways, whether as separate rooms, a dressing space, or a more private suite-style setup.

Throughout, the interiors are presented in a calm, neutral palette, ready to be lived in from day one while offering clear potential to personalise over time.

Outside, the courtyard garden is enclosed and low-maintenance, with a useful outbuilding and rear access adding to the home's overall practicality.

The Area:

Alderson Road sits within a well-established residential setting to the north of Great Yarmouth's town centre, offering a convenient balance of local amenities and wider connections.

For day-to-day needs, neighbourhood shops and independent retailers can be found nearby on Northgate Street, providing a useful selection of essentials within easy reach. A broader range of supermarkets, national retailers, and services are available in the town centre, just a short distance away.

Great Yarmouth railway station is also nearby, offering direct services to Norwich and providing a straightforward connection into the city for work, education, or onward travel.

The coastline remains one of the area's defining features. The town's expansive sandy beach and seafront are within easy reach, offering open space for walking and recreation, while the Norfolk Broads lie just beyond, providing a contrasting landscape of waterways and countryside.



Kitchen

Points to Consider:

Tenure: Freehold

Construction: Standard solid brick construction

Fenestration: uPVC double glazing

Heating: Gas central heating via combination boiler (upgraded 2024)

Energy Performance Rating: C 72

Average Heating & Lighting Costs: £1,187 per annum*

Council Tax: Band B (£1,856.10)

Broadband: Ultrafast connection available up to 1800 Mbps †

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

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



Living room



Dining room



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Living room



Refurbished ground floor shower room



Shower room



Walled garden



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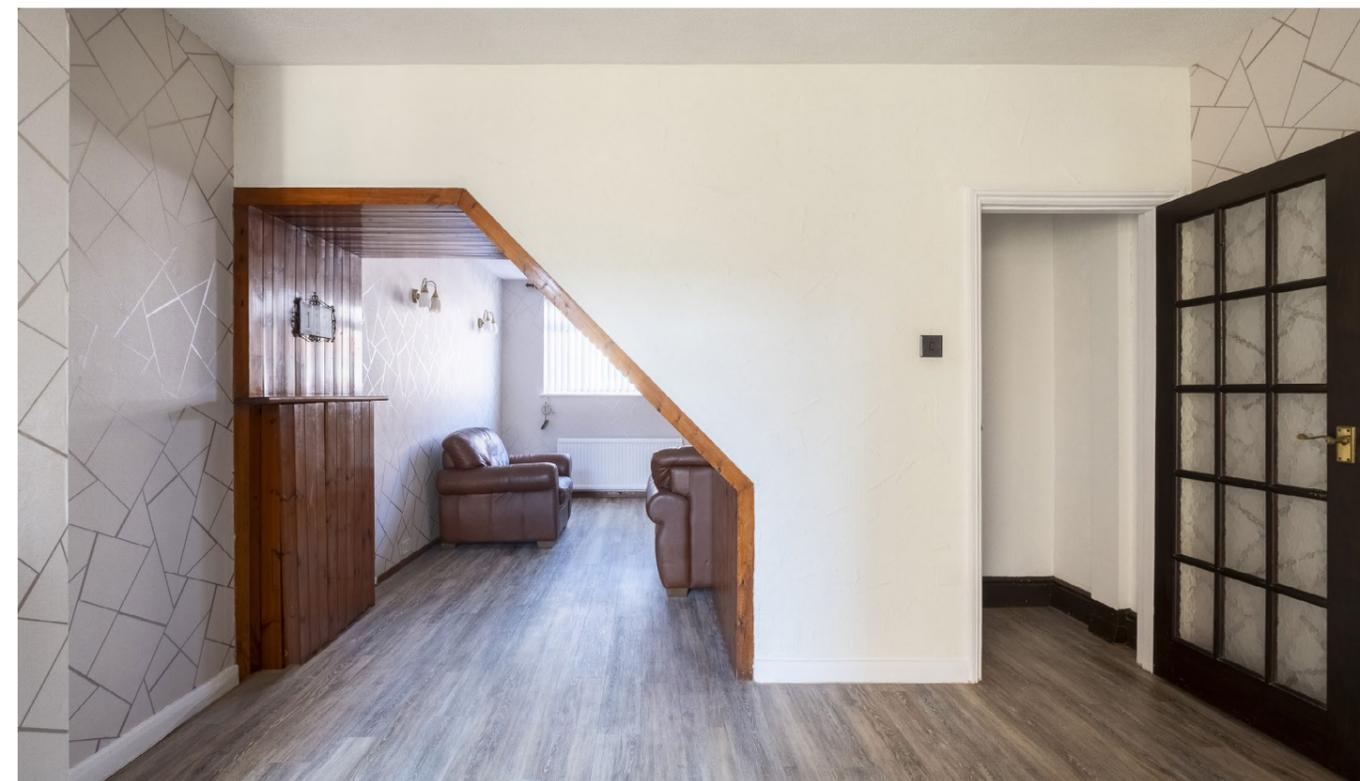
Front bedroom



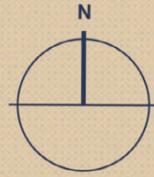
Middle bedroom



Rear bedroom

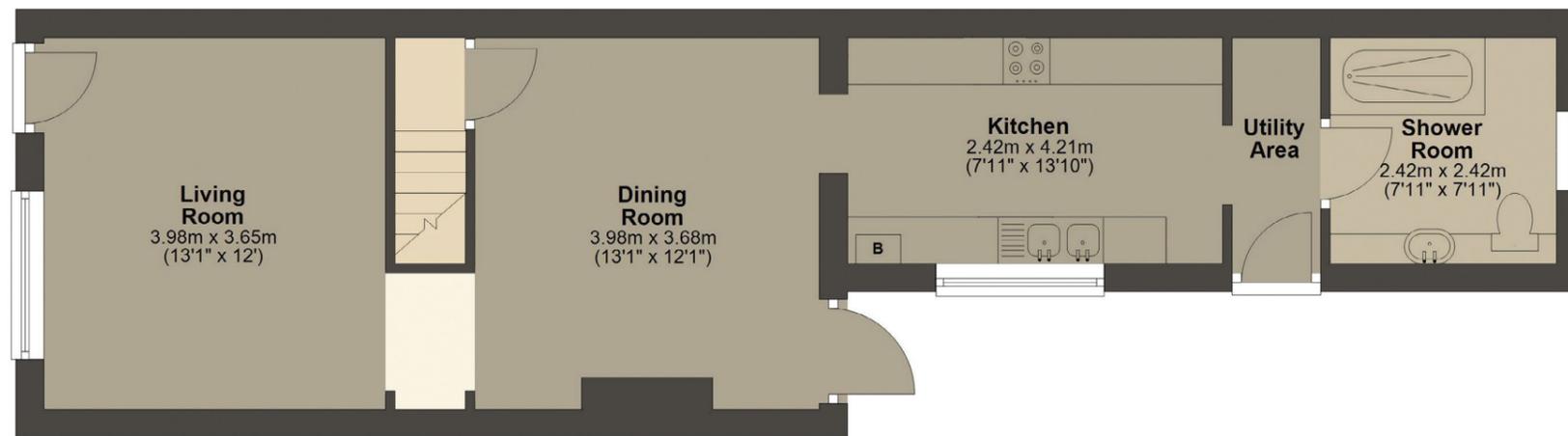


Open plan reception areas



Ground Floor

Approx. 52.0 sq. metres (559.8 sq. feet)



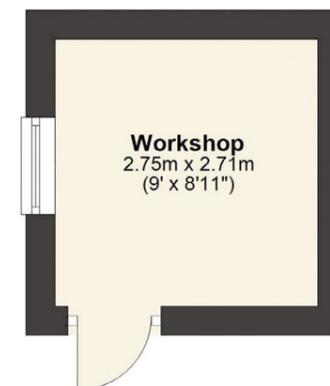
First Floor

Approx. 45.7 sq. metres (492.3 sq. feet)

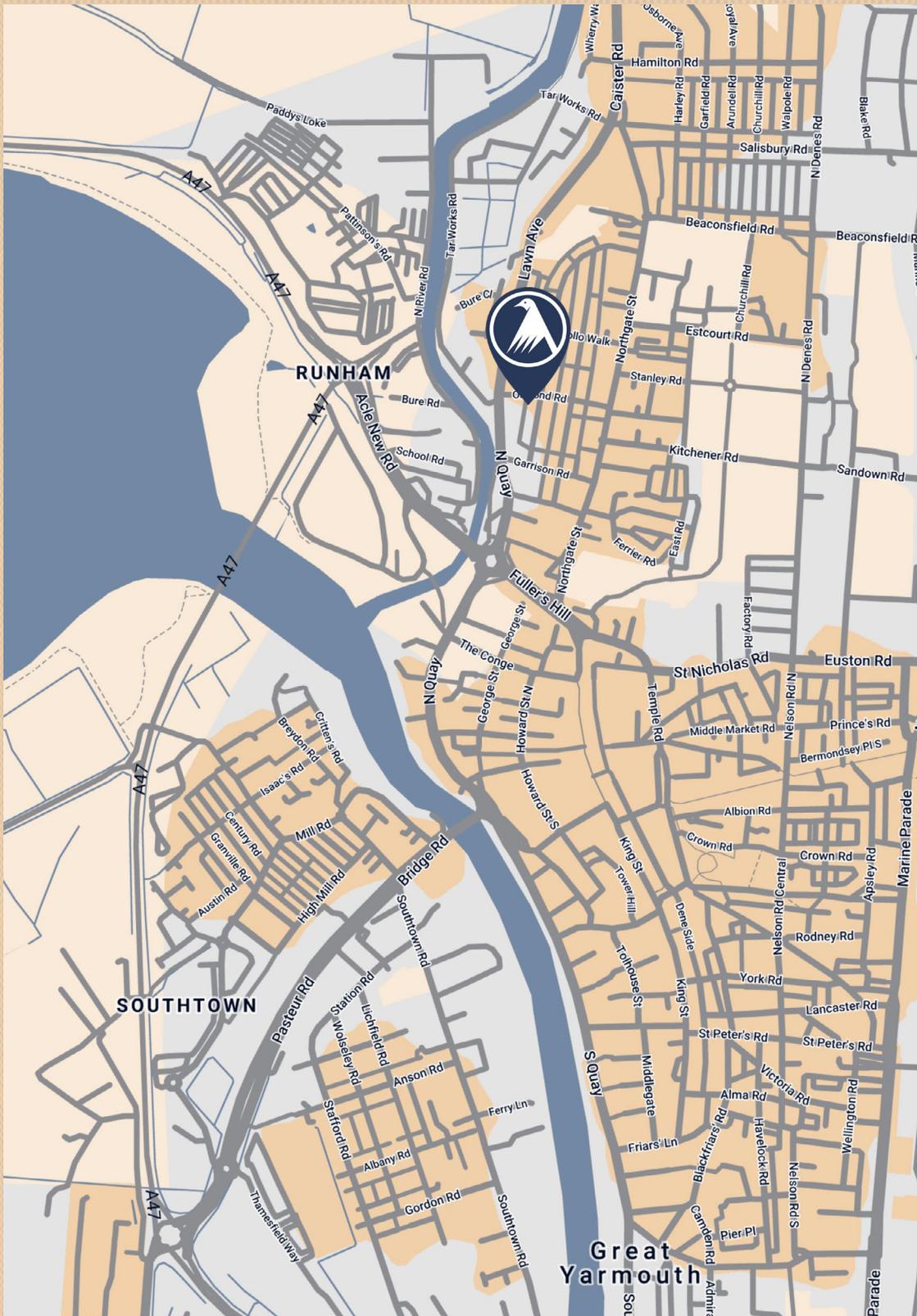


Outbuilding

Main area: approx. 0.0 sq. metres (0.0 sq. feet)
 Plus outbuildings, approx. 7.5 sq. metres (80.4 sq. feet)



Ref: 7405



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