



## 3 Kirkley Terrace Granville Road, Great Yarmouth

£125,000 Freehold

Guide Price: £125,000-£135,000. If you want simple living in a lively part of town with the beach just moments away, this home delivers it with ease. The ground floor opens into a light, open-plan living space that brings together the lounge, dining area, and modern kitchen, complete with generous worktop space, practical cabinetry, and plumbing already in place for your appliances.

Upstairs, both bedrooms offer comfortable layouts with the main room enjoying its own built-in cupboard, and the bathroom features a bath with an overhead shower for everyday convenience. Outside, a small front garden style area adds a tidy touch of greenery before reaching the hardstanding where off-road parking sits directly in front of the home. With shops, supermarkets, cafés, takeaways, parks and frequent bus routes close by, plus the seafront within easy reach, this address offers a straightforward and convenient way of living.

Council Tax band: A

Tenure: Freehold



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### Location

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## Location

Kirkley Terrace on Granville Road places you within a lively part of Great Yarmouth where day-to-day convenience is close at hand. Shops, supermarkets, cafés and takeaways sit within easy reach, along with regular bus routes that link smoothly to the town centre and seafront. Schools and local parks are also nearby, which adds to the practical appeal for households. The beach sits a short trip away, offering long walks and fresh coastal air whenever needed. Local gyms and leisure facilities are close, which makes it easy to keep an active routine. Healthcare services and community hubs are within a comfortable distance. The wider road network offers simple travel across Great Yarmouth and towards Norwich for work, study or weekend plans.

## Kirkley Terrace, Granville Road

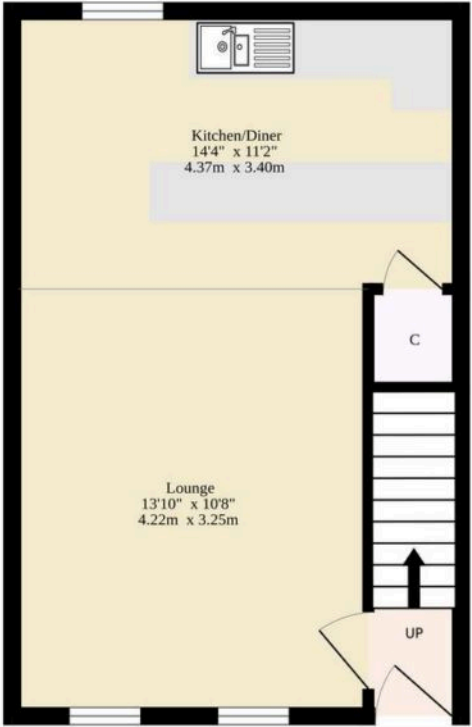
Step through the front door into a small entrance area where the staircase rises to the first floor. From here, a door opens into the ground floor where an open plan living space extends the full depth of the home, bringing the lounge, dining area and kitchen together in one continuous layout.

The lounge occupies the front section and is lit by two front-facing windows that bring in steady daylight. The room has fitted carpet underfoot and offers a generous setting for everyday living with space for seating and media placement. An understairs cupboard provides enclosed storage, and the openness of the layout leads naturally into the central area with practical hard flooring that continues through to the kitchen.

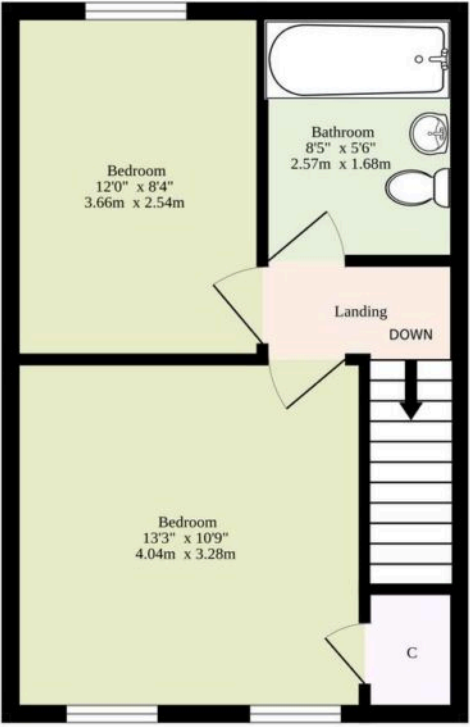
At the rear, the kitchen is arranged with fitted wall and base units in a simple white style paired with contrasting work surfaces and tiled splashback areas. An integrated stainless steel sink and drainer sits beneath the rear-facing window, and the extended counter section provides a useful preparation surface while keeping the space connected to the rest of the room. Plumbing is in



Ground Floor  
319 sq.ft. (29.6 sq.m.) approx.



1st Floor  
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 630 sq.ft. (58.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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