



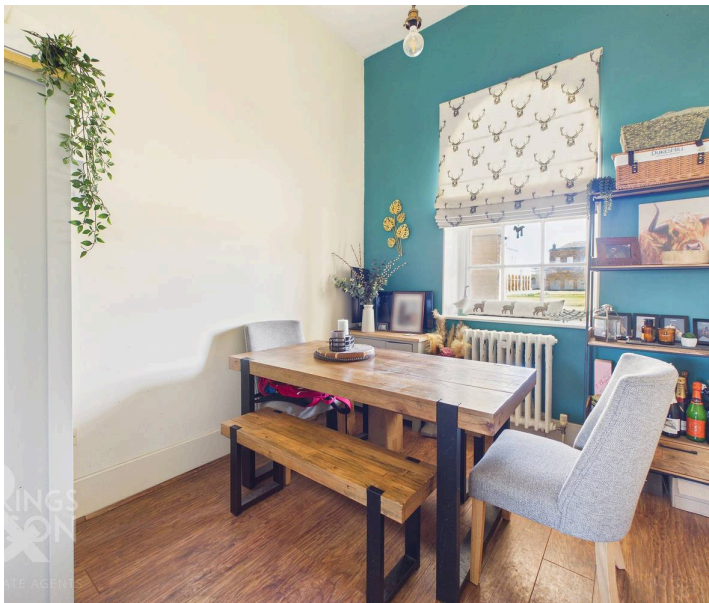
The Great Court Royal Naval Hospital, Great Yarmouth - NR30 3JU



The Great Court Royal Naval Hospital

Great Yarmouth

INCOMPARABLY SITUATED in an EXCLUSIVE GATED DEVELOPMENT, this GRADE II LISTED MID-TERRACE HOME offers in excess of 1,200 Sq. Ft (stms) of light filled and spacious living accommodation, steeped in history. Previously part of the Royal Naval Hospital and converted to residential dwellings in 1993, the building dates back all the way back to 1811. The development offers over 11 ACRES of meticulously maintained COMMUNAL GARDENS to enjoy, in addition to a substantial PRIVATE and ENCLOSED GARDEN with DRIVEWAY PARKING adjacent. Internally, the accommodation includes an inviting HALLWAY ENTRANCE, the perfect meet and greet space, with stairs rising to the first floor and a conveniently positioned two piece W.C. From here you are welcomed to the fully fitted KITCHEN, boasting INTEGRATED APPLIANCES and complimented by the bright DINING ROOM adjacent, enjoying views of the impressive courtyard. The heart of the home is the 23' SITTING ROOM, perfect for relaxing or those who love to entertain.



The space is flooded with natural light from generous DUAL ASPECT six-over-six bespoke SASH WINDOWS. Heading upstairs, doors open to FOUR BEDROOMS, all rooms are well proportioned and are serviced by a four piece FAMILY BATHROOM. The MAIN BEDROOM includes a private ENSUITE BATHROOM.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Grade II Listed Converted Family Home
- Exclusive Gated Development
- In Excess Of 1,200 Sq. Ft Of Living Accommodation
- 23' Dual Aspect Sitting Room
- Fully Fitted Kitchen & Separate Dining Room
- Four Bedrooms Including Main Bedroom With Ensuite
- Driveway Parking
- Stunning Communal Grounds & Private Garden

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

Set within the stunning and historic courtyard, an incomparable location offering beautifully maintained laid lawns and paved pathways to explore, the main entrance is sheltered under a communal walkway that wraps around the courtyard.

THE GRAND TOUR

Stepping inside the light and bright entrance, there is plenty of space for storing coats and shoes, alongside a tucked away storage cupboard beneath the stairs. A door opens to a convenient two piece W.C, perfect for guests, while two further doors lead to the private enclosed garden and the fully fitted kitchen. The kitchen itself offers extensive storage from a range of wall and base units and boasts integrated appliances including a dishwasher, washing machine, fridge and freezer. A recently replaced range cooker sits beneath a fitted extractor and will remain with the property, while the worktop space wraps around to form breakfast bar seating for informal dining. The space is complemented by fully tiled splashbacks for ease of maintenance and a ceramic inset sink with a mixer tap situated below the window. Wood flooring runs underfoot and continues into the adjacent dining room, which features tall ceilings and large six-over-six sash windows overlooking the courtyard. At the end of the kitchen, a further door welcomes you to the light and bright 23' sitting room. This space enjoys a generous dual aspect, ensuring the room is flooded with natural light, and offers versatility for a range of soft furnishing layouts. The room is centred around an original and functioning open fire with a tiled hearth.

Ascending the stairs to the first floor landing, loft access can be found overhead while double opening doors provide airing cupboard storage. From here, doors lead to four well proportioned bedrooms. The first room offers space for a double bed with wood flooring, while the similarly sized opposite room features carpeted flooring and is currently used as a dressing room, though it would make an ideal home office/study.

The second double room is currently used as a guest suite and includes twin radiators, wood flooring, and ample space for storage furniture. The main bedroom provides twin front facing windows overlooking the communal courtyard, with further room for a large double bed and wardrobe space. Completing the accommodation is a four piece family bathroom at the end of the landing, offering a fitted bath, a white two piece suite, and an inset shower cubicle with tiled splashbacks.

FIND US

Postcode : NR30 3JU

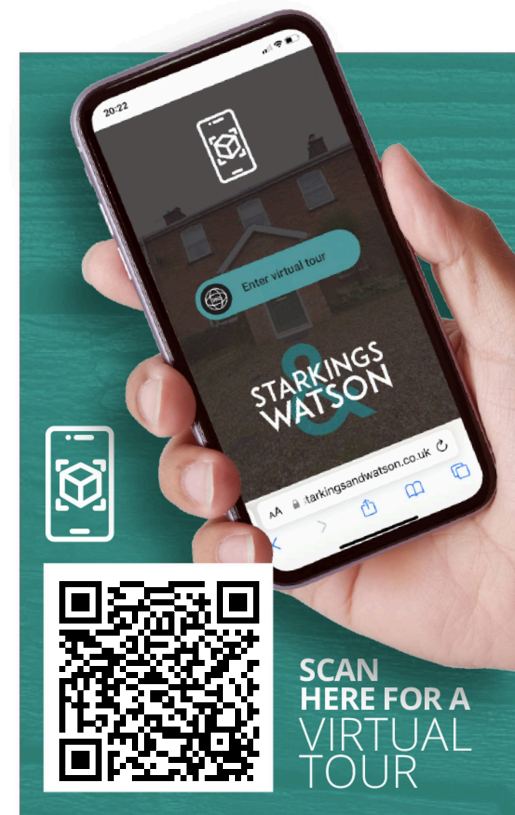
What3Words : ///button.crab.system

VIRTUAL TOUR

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

AGENTS NOTES

The property is subject to a service charge in the region of £550 paid annually for the upkeep of the development and communal grounds.



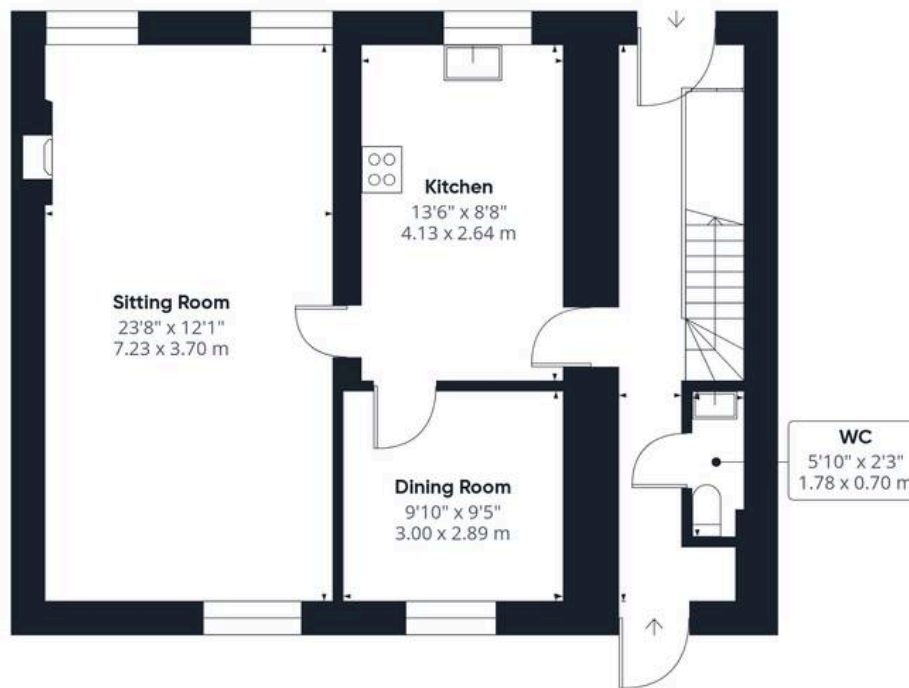




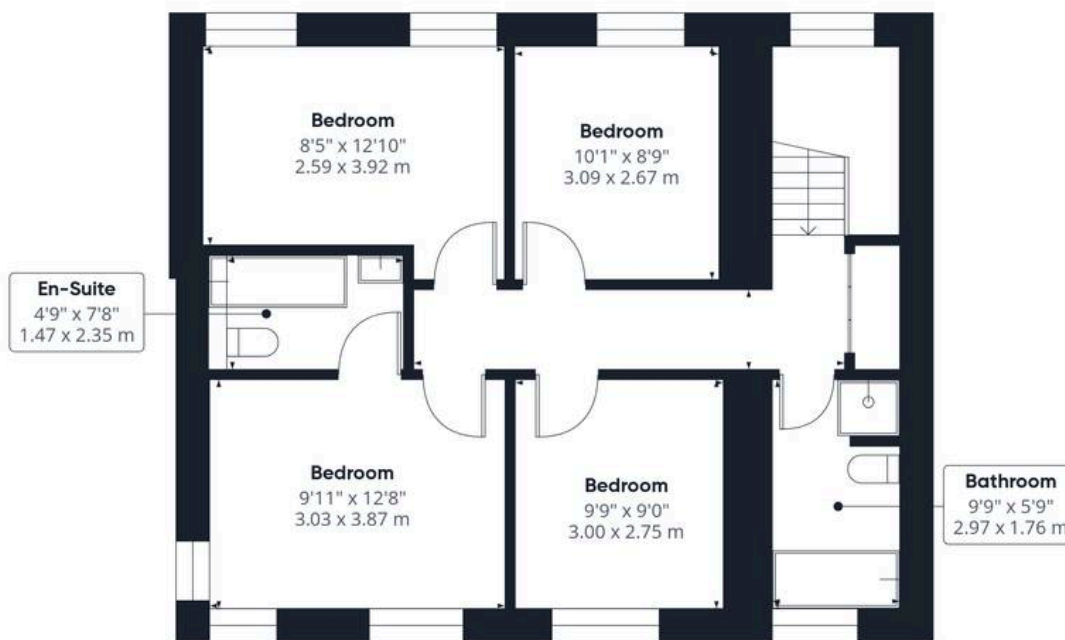
THE GREAT OUTDOORS

Stepping outside, the private and enclosed garden is surrounded by timber panel fencing. It initially offers a flagstone patio and raised wooden decking, providing an ideal space for outdoor furniture; it is currently home to a hot tub, perfect for enjoying the summer months. The remainder of the garden is predominantly laid to artificial grass, designed with a low maintenance in mind, featuring flower beds on either border with a range of shrubs and plantings. This leads to the foot of the garden, where a low maintenance shingle area and hardstanding provide space for a timber storage shed and further outside storage. A wooden latch and brace gate leads out to the driveway parking located at the rear.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1270 ft²

118.1 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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