



ADDRESS

7 Isaac Road
Great Yarmouth
Norfolk
NR31 0BT

TENURE

Freehold

STATUS

Chain free sale

L  LARKES

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“TURNKEY SIMPLICITY WITH A CALM, CONTEMPORARY FINISH”



FIND
YOUR
NEST

7 Isaac Road, Great Yarmouth, NR31 0BT

Freehold | Approx. 81.5 sq m (877 sq ft)

The Tour:

Set within a traditional terrace on a quiet residential street in Cobholm, this thoughtfully refurbished three-bedroom house offers a clean, contemporary interior while retaining the reassuring proportions of its period form.

Entry is into the front living room, where a large window draws in natural light, softening the neutral palette and complementing the warm-toned herringbone flooring that runs throughout the ground floor. The room is well-proportioned and comfortably arranged, offering a calm, uncluttered setting.

To the rear, the dining room provides a natural midpoint to the plan – a versatile space equally suited to everyday meals or more social occasions. Its positioning between the living room and kitchen creates a practical flow, while the staircase is neatly integrated to one side.

The kitchen has been recently refitted in a simple, modern style, with white cabinetry, streamlined worktops, and a full suite of integrated appliances including a dishwasher, oven, hob, and extraction canopy. A long run of counter space enhances usability, while a window over the sink brings in good daylight. The finishes are understated and functional, designed for longevity.

Beyond, the bathroom has also been renewed, finished with marble-effect wall panels, a full-sized bath with overhead shower, and contemporary sanitaryware. Frosted glazing ensures privacy while allowing natural light to filter through.

Upstairs, three bedrooms are arranged across the first floor. The principal bedroom sits to the front, generous in scale with soft carpeting underfoot. A second double bedroom occupies the centre, while a third, smaller room to the rear would work well as a single bedroom, nursery, or study. The layout is efficient and well balanced, making full use of the available footprint.

Externally, the property benefits from a south-facing rear yard – a compact but valuable outdoor space that captures

sunlight throughout the day, ideal for low-maintenance seating or container planting.

The house has undergone a cosmetic renovation, including new décor, flooring, kitchen, and bathroom, offering a move-in-ready home with a fresh and cohesive aesthetic. The property is offered for sale chain free.

The Area:

Isaacs Road sits within Cobholm, a well-established residential neighbourhood on the southern edge of Great Yarmouth. The area is known for its proximity to local amenities, schools, and everyday conveniences, making it particularly popular with first-time buyers and investors alike.

A selection of shops, supermarkets, and services are within easy reach, while Great Yarmouth town centre offers a wider range of retail, leisure, and dining options. The nearby seafront and sandy beaches provide a distinctive coastal lifestyle, with walking routes and open spaces close at hand.

Well regarded schooling is within close proximity, including Cobholm Primary Academy and Cliff Park Ormiston Academy.

Transport connections are practical, with regular bus routes serving the area and Great Yarmouth railway station offering links to Norwich and beyond.

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

Energy Performance Rating: C (71), potential B (85)

Average Heating & Lighting Costs: £1,573 per year (2023 estimate)*

Council Tax: Band A (£1,518.65 for 2025/26)

Broadband: Ultrafast connection available up to 1800 Mbps †

School Catchment:

Cobholm Primary Academy; Cliff Park Ormiston 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



Living room



**FIND
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Flooring detail



Refurbished ground floor bathroom



Dining room



Bathroom details





FIND
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Middle bedroom



Rear bedroom



Bathroom detail

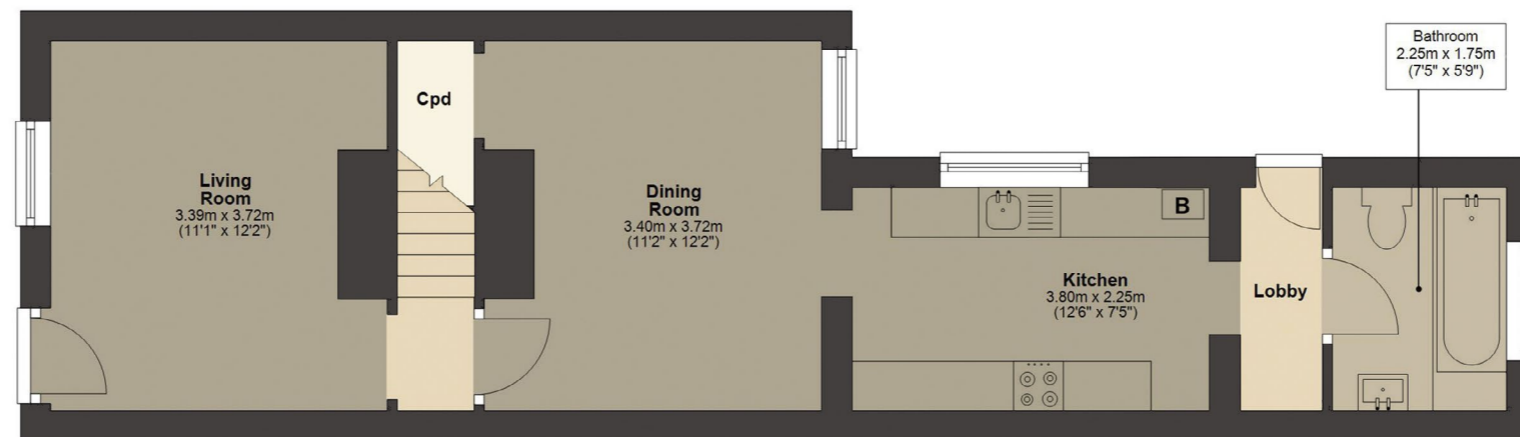


Kitchen

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

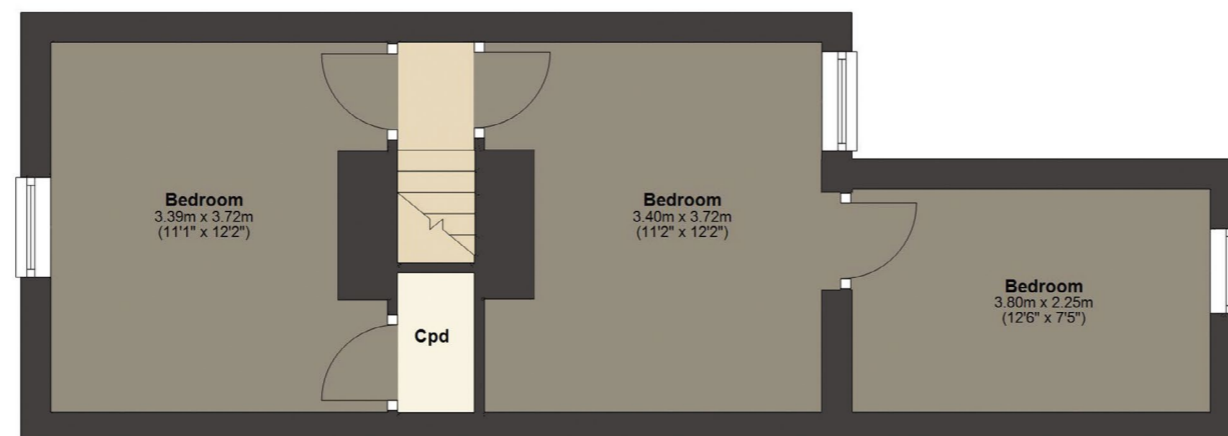
Ground Floor

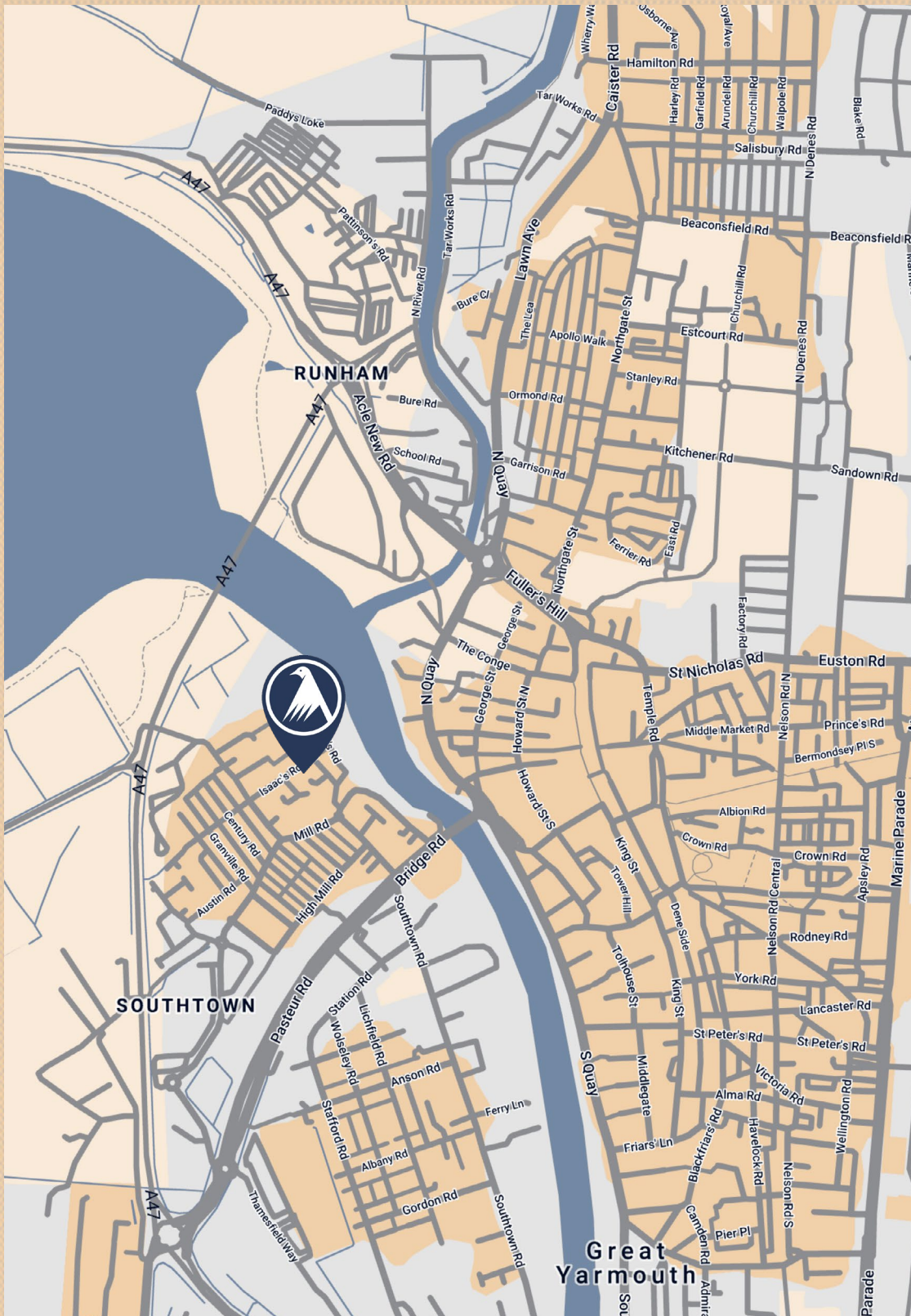
Approx. 43.9 sq. metres (472.4 sq. feet)



First Floor

Approx. 37.6 sq. metres (405.0 sq. feet)





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