



ADDRESS

13 Garrison Road
Great Yarmouth
Norfolk
NR30 1PZ

TENURE

Freehold

STATUS

Chain free sale

L  LARKES

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“A BEAUTIFULLY REFRESHED VICTORIAN TERRACE WITH GENEROUS PROPORTIONS, OFF-ROAD PARKING AND OVER 1,240 SQ FT OF ACCOMMODATION, MOMENTS FROM THE SEAFRONT AND TOWN CENTRE.”



**FIND
YOUR
NEST**

13 Garrison Road, Great Yarmouth, Norfolk, NR30 1PZ

Freehold | 1,241 sq ft (115.5 sq m)

The Tour:

Set behind a generous driveway providing valuable off-road parking, this handsome Victorian terrace has been comprehensively refurbished to create a bright, contemporary home while retaining the pleasing proportions characteristic of its period origins.

A covered entrance porch opens into a central hallway, from which the principal reception room unfolds. Positioned to the front of the house, the living room is a wonderfully light-filled space, enhanced by tall ceilings, large windows and a calm, neutral palette that provides a versatile backdrop for modern living.

Beyond lies a separate dining room, creating a natural distinction between entertaining and everyday family life. The arrangement offers flexibility for those seeking additional reception space, a home-working area or a more formal dining setting.

To the rear, the kitchen has been thoughtfully modernised with sleek white cabinetry, extensive work surfaces and contemporary subway tiling. Generous in scale, it comfortably accommodates dining or breakfast seating and enjoys direct access towards the rear of the property.

A particularly notable feature is the ground-floor shower room, finished in a crisp contemporary style with a large walk-in shower enclosure, vanity storage and quality fittings.

Upstairs, three well-proportioned double bedrooms are arranged around a central landing. The principal bedroom spans the width of the front elevation and benefits from excellent natural light. The remaining bedrooms are equally versatile, suitable for family accommodation, guest rooms or home office use.

The first floor is completed by a spacious family bathroom fitted with both a bath and separate shower enclosure, offering practical accommodation for busy households.

Externally, the rear garden has been designed for ease of maintenance, with a paved courtyard-style arrangement enclosed by painted brick walls. A useful timber storage shed sits at the rear, while gated access provides convenient entry.

With approximately 1,241 sq ft of accommodation arranged across two floors, this is a deceptively spacious home ideally suited to first-time buyers, growing families, investors or those seeking a turnkey property close to the coast.

The Area:

Garrison Road occupies a convenient position within Great Yarmouth, placing everyday amenities, schools, transport links and the town centre within easy reach. The property's location offers excellent access to Great Yarmouth's historic seafront, sandy beaches and well-known Golden Mile attractions.

A range of independent shops, supermarkets, cafés and leisure facilities can be found nearby, while regular public transport connections provide access across the town and surrounding Norfolk coastline.

School catchment information identifies North Denes Primary School and Nursery, Northgate Primary School, St Nicholas Priory CE VA Primary School and Great Yarmouth Charter Academy as serving the area.

The nearby Norfolk Broads National Park offers extensive opportunities for boating, walking and wildlife exploration, while Norwich is accessible by road and rail for wider regional connections.



Kitchen dining area

Points to Consider:

Tenure: Freehold

Construction: Traditional brick-built mid-terrace house

Fenestration: uPVC double glazed windows

Heating: Gas-fired boiler with radiators and thermostatic controls

Energy Performance Rating: D (Potential C)

Floor Area: 115.5 sq m (1,241 sq ft)

*Average Heating & Lighting Costs: Approximately £1,541 per annum**

Council Tax: Band B (£1,856.10)

Broadband: Maximum advertised speeds up to 1800 Mbps download and 220 Mbps upload. †

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.



Entrance



Living room



**FIND
YOUR
NEST**



Rear garden



Shower room



Light filled bay fronted living room



Dining room



Family bathroom



Front bedroom



Front bedroom



Bathroom detail



Middle bedroom



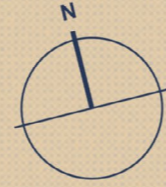
Original architectural details



Landing

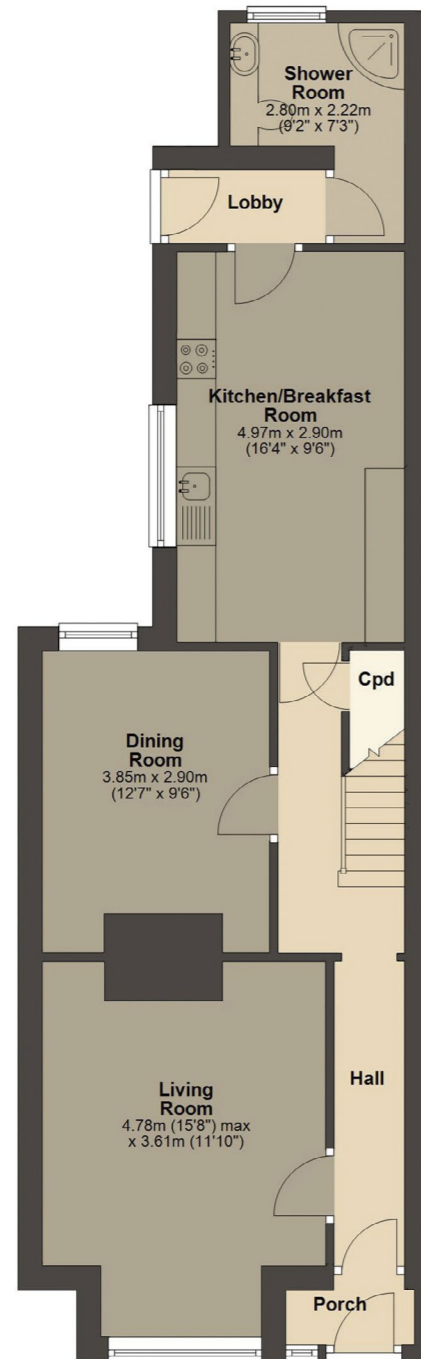


Rear bedroom



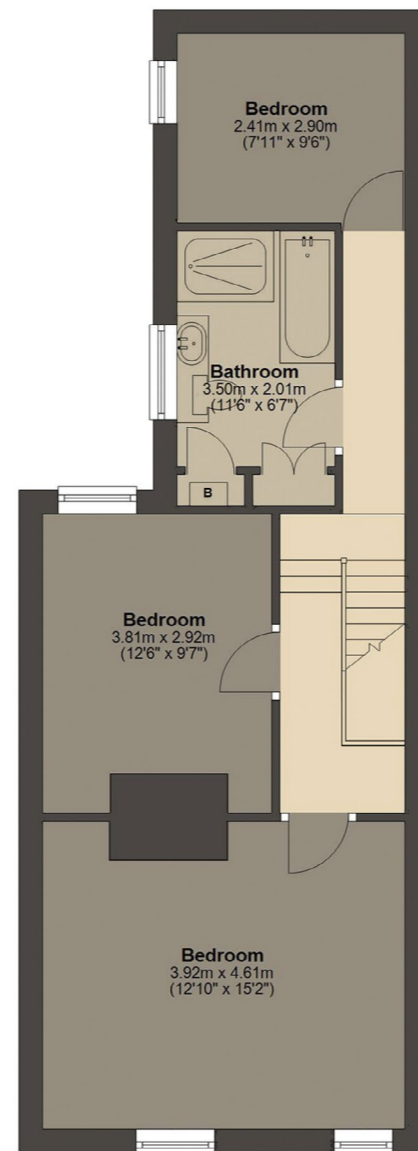
Ground Floor

Approx. 61.4 sq. metres (661.2 sq. feet)



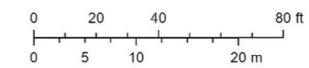
First Floor

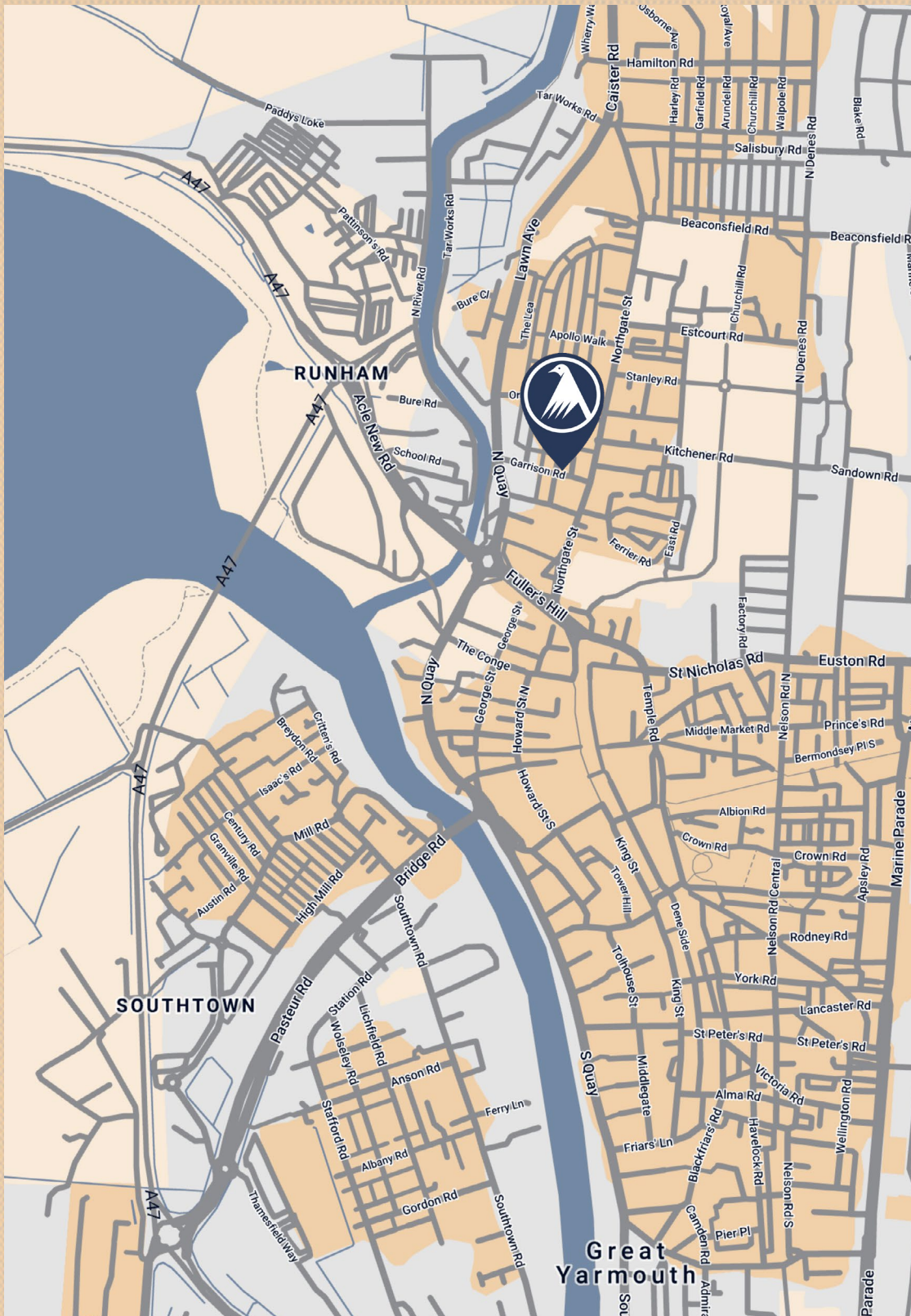
Approx. 53.8 sq. metres (579.3 sq. feet)



Site Plan

Approx. 166.8 sq. metres (1,796 sq. feet)





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