



Palgrave Road, Great Yarmouth - NR30 1QA

**STARKINGS
&
WATSON**

HYBRID ESTATE AGENTS



Palgrave Road

Great Yarmouth

Presenting this CHARMING MID-TERRACE HOME spanning a little over 990 Sq. Ft (stms), perfectly positioned in a SOUGHT-AFTER LOCATION close to the bustling town centre and mainline train station, offering superb travel links for commuters and families alike. This property is an IDEAL FIRST TIME PURCHASE or INVESTMENT OPPORTUNITY, benefitting from a THOUGHTFULLY MODERNISED KITCHEN complete with INTEGRATED APPLIANCES including oven, hob, and fridge/freezer, ensuring a sleek and functional space. The porch entrance leads to SEPARATE SITTING AND DINING ROOMS, providing versatile areas for entertaining and relaxing, with ample natural light flowing throughout. Upstairs, you will find THREE WELL PROPORTIONED BEDROOMS, each offering comfortable living and storage solutions for family members or guests, While the FOUR PIECE FAMILY BATHROOM SUITE comprising bath, separate shower, WC, and wash basin delivers modern convenience. The rear garden is FULLY ENCLOSED and offers the ideal space to enjoy the warmer months with space for further external storage.



- Mid-Terrace Home In Popular Location
- Ideal First Time Purchase or Investment Opportunity
- Separate Sitting & Dining Rooms
- Modernised Kitchen With Integrated Appliances
- Three Well Proportioned Bedrooms
- Four Piece Family Bathroom Suite
- Fully Enclosed Private Rear Garden
- Close To Town Centre & Train Station With Mainline Travel Links

Located within the heart of Great Yarmouth, you can easily walk to a vast array of local amenities, shops, schools and medical facilities. Various bus links lead in and out of the town, whilst the beach is only a short walk away.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D



SETTING THE SCENE

The property is set back from the street where a low level brick wall gives way to a porch style entrance and courtyard front garden.

THE GRAND TOUR

Once inside, the porch creates the ideal space to slip off coats and shoes before heading into the remainder of the home where separate sitting and dining rooms sit beyond this. Both spaces have been tastefully decorated and due to their large conventional size offer a potential choice of layout of soft furnishings set upon carpeted flooring. The dining room space overlooks the rear garden through tall uPVC double glazed windows with the added benefits of a handy under the stair storage cupboard. From here the kitchen opens up to present an array of wall and base mounted cabinetry finished with a modern and attractive design. The space benefits from integrated appliances to include dual eye level ovens, integrated hob with extraction above, microwave and fridge/freezer. Just behind the kitchen is a handy utility room where a continuation of the worktop provide space for further white goods and appliances with a separate access door into the rear garden and wall mounted gas combination boiler. At the very rear of the property, the four piece family bathroom suite offers a separate two piece WC which has been tastefully decorated with a predominantly tile surround whilst the bathroom space sits at the very rear of the home offering each a separate shower and bath with double glazed window into the rear garden.

The first floor landing splits to allow access into each of the three bedrooms within the property with the two larger bedrooms coming either side of the stairs, both of which being large double bedrooms with more than enough space to accommodate a double bed. With further soft furnishings and storage solutions with the smaller third bedroom at the rear of the home again being a generous size for the style of home with a neutral yet tasteful décor.

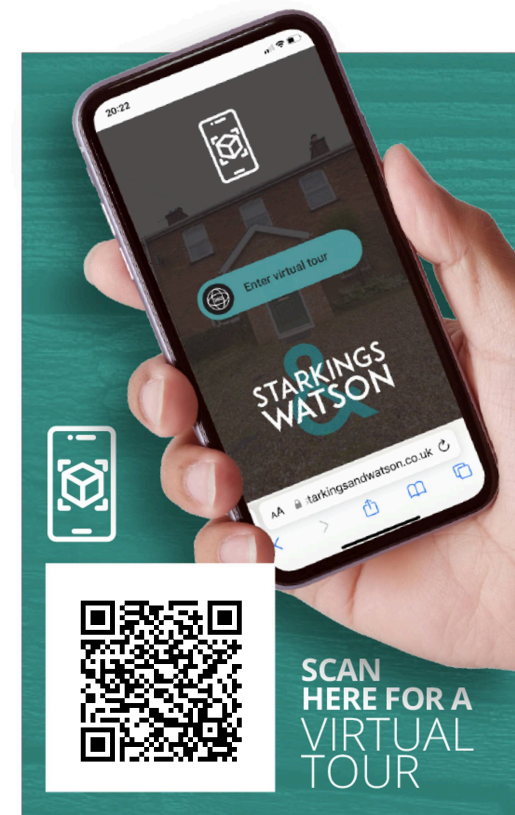
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VIRTUAL TOUR

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

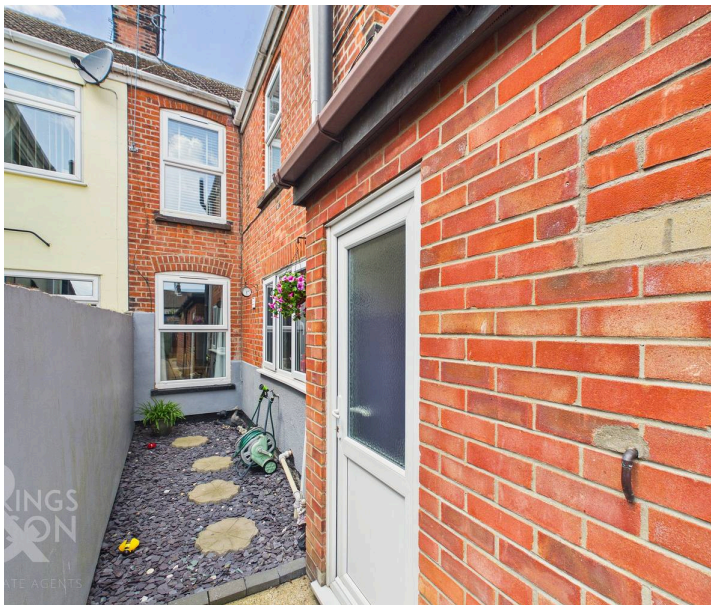






THE GREAT OUTDOORS

The rear garden is presented in an attractive yet low maintenance condition with the space being fully enclosed with a mixture of timber, panel fencing and brick walls. The low maintenance courtyard style garden offers potential for further external storage with timber access gates taking you towards a rear alley way.





Ground Floor

Floor 1



Approximate total area⁽¹⁾

994 ft²

92.6 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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