



ADDRESS

23 Maygrove Road  
Great Yarmouth  
Norfolk  
NR30 1DG

TENURE

Freehold

STATUS

Chain Free

# L R K E S

WWW.LARKES.CO.UK  
SALES@LARKES.CO.UK  
01493 330299



FIND  
YOUR  
NEST

***“With its blend of coastal character, community spirit, and accessible schooling, Maygrove Road is well suited to both families and first-time buyers.”***

23 Maygrove Road, Great Yarmouth, Norfolk

Freehold | Approx 63.3 sq. metres (682 sq. feet)

The Tour:

This two-bedroom Victorian terrace is quietly positioned on Maygrove Road, a residential street just moments from the amenities and seafront of Great Yarmouth. Defined by its practical layout and modest proportions, the house extends to approximately 682 sq ft internally across two storeys, with a traditional sequence of living spaces on the ground floor and private quarters above.

A pair of reception rooms flow from front to rear, connected by a central stairwell and opening to a galley kitchen positioned at the rear. The kitchen is fitted with wood-fronted cabinetry and tiled flooring, with natural light entering via a window overlooking the rear yard. Upstairs, two equally proportioned double bedrooms sit beside a generously sized bathroom, which spans the rear of the plan.

The house is double-glazed throughout and benefits from a gas-fired combination boiler for central heating. Outside, a compact yard provides space for airing laundry and outdoor storage. The interiors present an honest canvas — well-kept and immediately liveable, yet offering clear potential for contemporary reimaging.

Maygrove Road offers residents a short walk to the town centre, beach, and Great Yarmouth train station, with connections to Norwich in under 40 minutes.

The Area:

Maygrove Road lies within a well-established residential area of Great Yarmouth, offering easy access to both the town centre and seafront. The location is well served by local amenities, with independent shops, supermarkets, and cafes all within walking distance. For families, the area falls within the catchment of Northgate Primary and Great Yarmouth Charter Academy — both within convenient reach. The seafront, with its sandy beaches, piers, and restored Venetian Waterways, offers a welcome escape for weekend strolls and summer days, while the town centre provides a mix of high street names and local favourites. Nearby transport links include the A47 and Great Yarmouth rail station, with direct trains to Norwich in under 40 minutes. With its blend of coastal character, community spirit, and accessible schooling, Maygrove Road is well suited to both families and first-time buyers seeking a home close to the heart of this historic Norfolk town.

Points to Consider:

Tenure: Freehold

Construction: Solid wall construction

Fenestration: uPVC double glazing

Heating: Gas Central Heating via Combination Boiler

Energy Performance: C 70

Average Heating & Lighting Costs:  
Estimated at £817 per year\*

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

Broadband: Ultrafast fibre broadband available (1,800 Mbps download / 220 Mbps upload)†

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



Dining room opening onto kitchen



A modern kitchen



Rear yard



Alternate view of kitchen



Dining room viewed from kitchen



Front bedroom



Street facade



Rear bedroom



Front bedroom detail



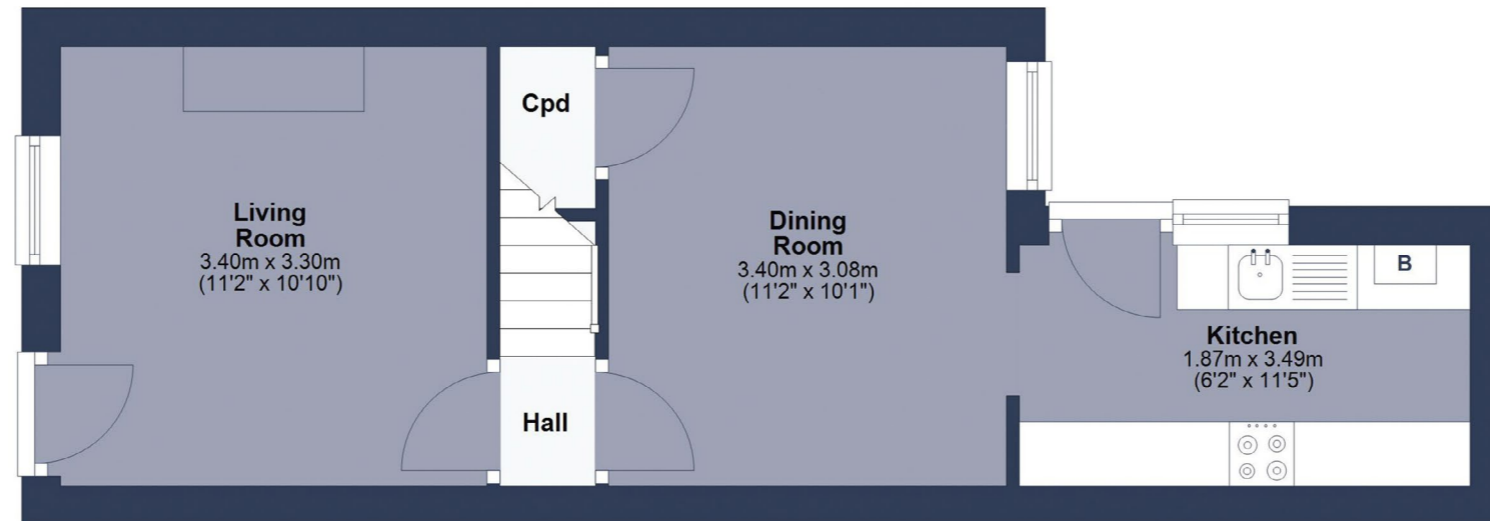
Bathroom detail



First floor bathroom

## Ground Floor

Approx. 31.7 sq. metres (340.8 sq. feet)



## First Floor

Approx. 31.7 sq. metres (340.8 sq. feet)

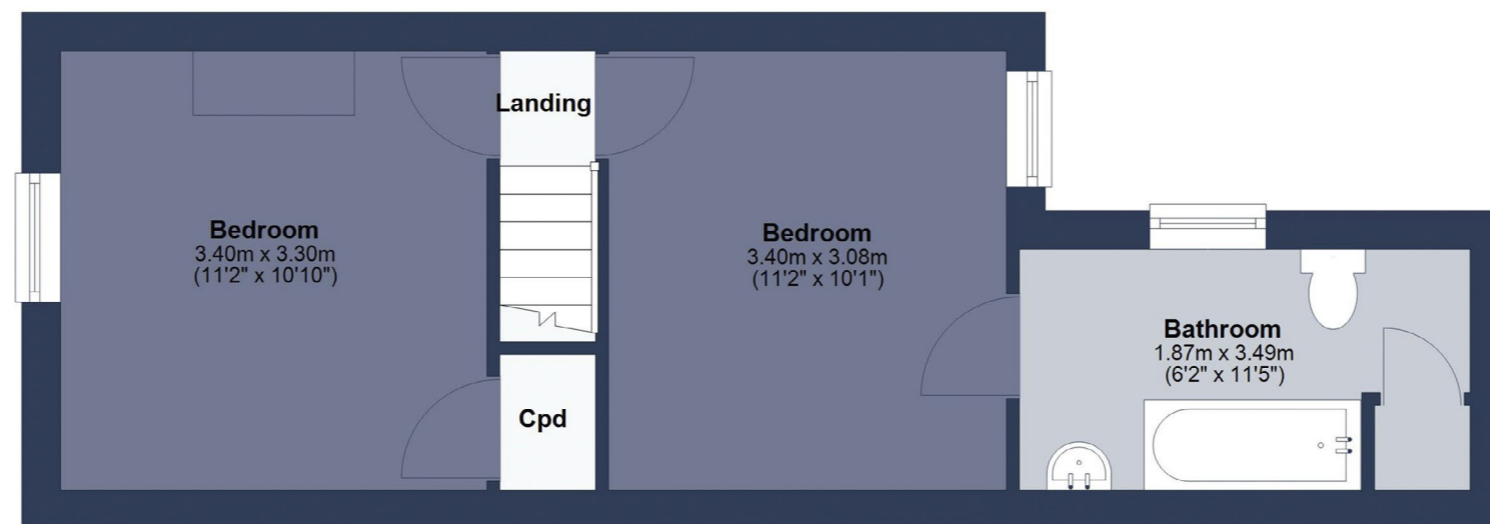
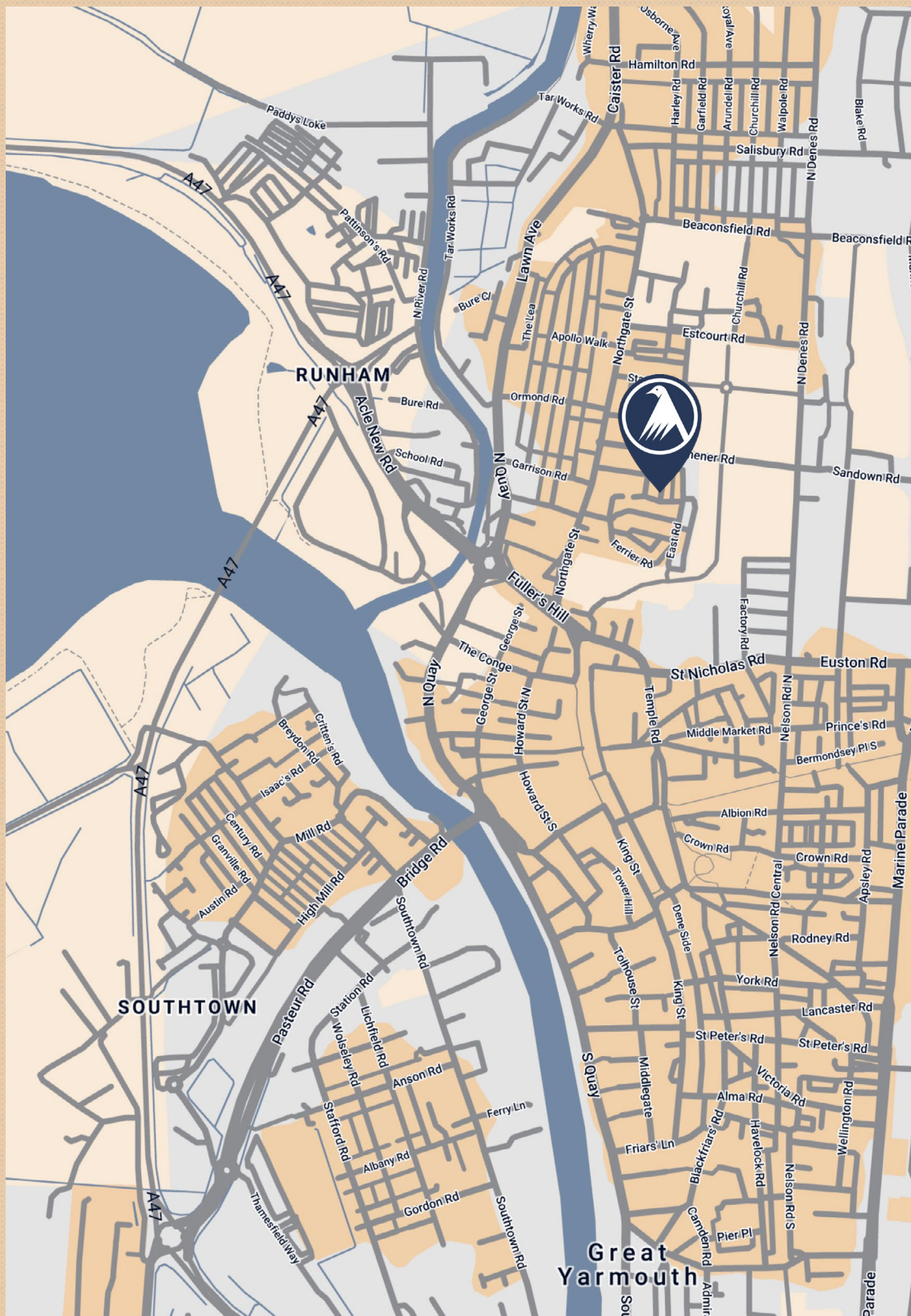


Illustration for identification purposes only, measurements are approximate. Plan not to scale.

Ref: 7381



NOTE: Larkes Estate Agents for themselves and for the vendors or lessees of this property whose agents they are give notice that: (i) the particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given, without responsibility and intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Larkes Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property