



ADDRESS

106 Hamilton Road
Great Yarmouth
Norfolk
NR30 4LX

TENURE

Leasehold

STATUS

The current owners have
found their next property.

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“AN ELEGANT EDWARDIAN TERRACE, THOUGHTFULLY RESTORED, WHERE CRAFTSMANSHIP, LIGHT AND PROPORTION ARE GIVEN QUIET PRECEDENCE.”

106 Hamilton Road, Great Yarmouth, NR30 4LX
Leasehold | 1,289 sq ft (119.7 sq m)

The Tour: There is a quiet assurance to this house—one that comes not from excess, but from balance. Its Edwardian proportions remain intact, its detailing carefully preserved, and its recent interventions measured rather than imposed.

Set behind a low brick wall, the façade carries the familiar rhythm of the period: red brick dressings, a generous bay, and decorative glazing that softens the elevation. The recessed porch offers a moment of transition before entering, where the original front door—retained and restored—sets the tone for what follows.

Inside, the hallway unfolds with a pleasing sense of length and symmetry. Restored timber floorboards run the full depth of the house, accompanied by half-height panelling and cast iron radiators, all handled with restraint. Above, a stained-glass pendant introduces colour and craft without overwhelming the space.

The front reception room is composed and well-proportioned, centred around a period fireplace with timber surround and cast insert. The bay window, with its coloured upper lights, filters daylight in a way that feels both gentle and atmospheric—an effect heightened by the natural warmth of the exposed floorboards.

To the rear, a second reception room offers a more informal counterpart. It is a room that lends itself to quieter moments, with glazed doors opening directly onto the garden, allowing the outside to become part of the daily rhythm of the house.

The kitchen and dining room sit beyond, arranged as a single, continuous space. Cabinetry is classically detailed, with shaker fronts and timber worktops, while a Belfast sink is positioned to overlook the garden. The presence of a traditional range cooker reinforces the room's sense of purpose, while the generous dining area encourages a slower, more considered pace of living.

Upstairs, the same clarity of thought is evident. The landing, with its panelled walls and simple detailing, leads to three bedrooms and a separate study. Each room is quietly resolved, with a consistency of materials and palette that allows the architecture to take precedence.

The bathroom is particularly well judged. A freestanding roll-top bath sits beneath the window, accompanied by traditional fittings and crisp tiling—an arrangement that feels both timeless and entirely appropriate to the house.

Outside: The garden has been designed with a clear understanding of use and atmosphere. Rather than a single open space, it is composed as a sequence.

A raised timber deck sits closest to the house, enclosed in warm-toned timber and softened with olive trees and architectural planting. Beyond, a paved terrace extends toward a detached garage, offering both practical storage and potential for further adaptation.

It is a garden that requires little maintenance yet offers a variety of settings—morning coffee, afternoon reading, or evening gatherings—each subtly defined.

The Area: Hamilton Road sits within one of Great Yarmouth's established residential enclaves, where the architecture is predominantly late Victorian and Edwardian, and the streets retain a strong sense of continuity and scale.

There is a particular rhythm to this part of town—one shaped as much by proximity to the sea as by its residential character. The coastline lies within easy reach, and with it the expansive horizon and ever-changing light that define this stretch of Norfolk. Morning walks along the seafront, or quieter moments on the dunes beyond, become part of daily life rather than occasional retreat.

Despite this closeness to the coast, the area remains grounded and practical. Independent shops, cafés and everyday amenities are woven into the surrounding streets, while larger supermarkets and services sit conveniently nearby. The town centre, with its historic market and evolving cultural offering, is easily accessible.

For those looking beyond, Norwich is within straightforward reach by road or rail, offering a broader range of restaurants, galleries and retail, while the Norfolk Broads provide a contrasting landscape of waterways and open skies.

Families are well served, with the property falling within the catchment for North Denes Primary School and Northgate Primary School, alongside Great Yarmouth Charter Academy for secondary education. As with much of Norfolk, schooling here is shaped by both tradition and choice, with a number of well-regarded options within a short radius.

What distinguishes this particular setting is its balance—coastal, yet connected; residential, yet within reach of wider cultural and natural landscapes.

Points to Consider:

Tenure: Leasehold - Approx. 880 years remaining

Ground Rent: £1 per annum

Construction: Traditional brick-built Edwardian terrace

Fenestration: uPVC double glazing, and original timber stained glass bay window.

Heating: Gas central heating

Energy Performance Rating: Awaiting confirmation

Average Heating & Lighting Costs: Awaiting EPC data

Council Tax: Band B (£1,856.10)

Broadband: Ultrafast available (up to 1800 Mbps)

School Catchment:

North Denes Primary School & Nursery; Northgate Primary School; Great Yarmouth Charter Academy



Block paved front yard and storm porch



Living room



Living room details



Kitchen detail



**FIND
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Sitting room



Sitting room



Kitchen/diner



Kitchen



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Gardens



A sunny south westerly terrace



Garden decking



A sun drenched plot



Principle bedroom



Second bedroom



Landing



Bedroom detail



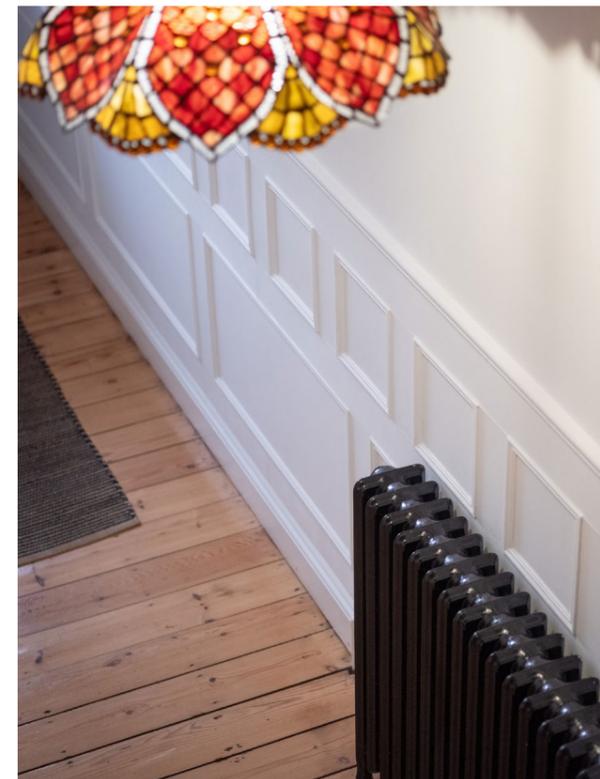
Rear bedroom



Bathroom with claw foot tub



Landing and WC



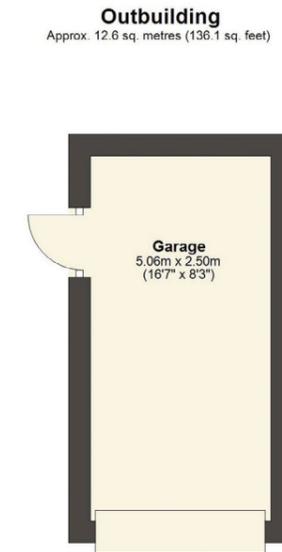
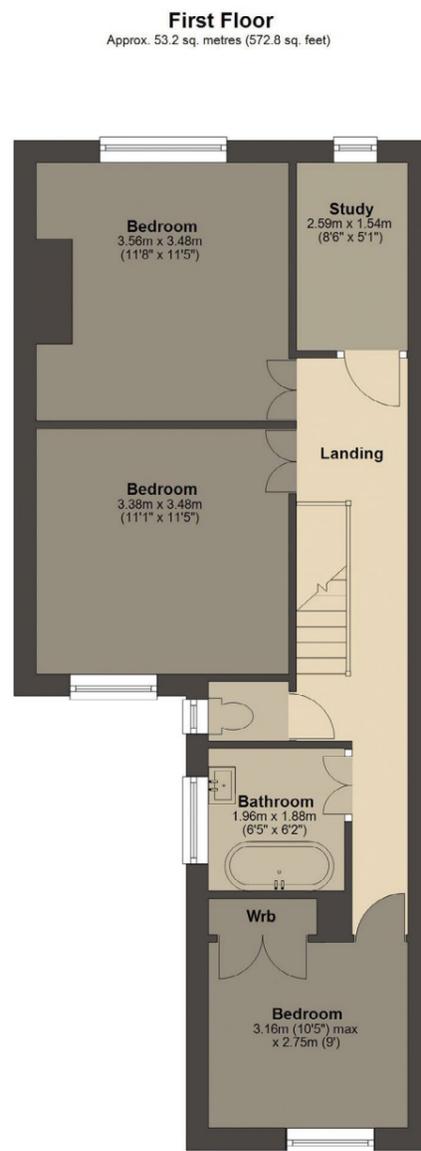
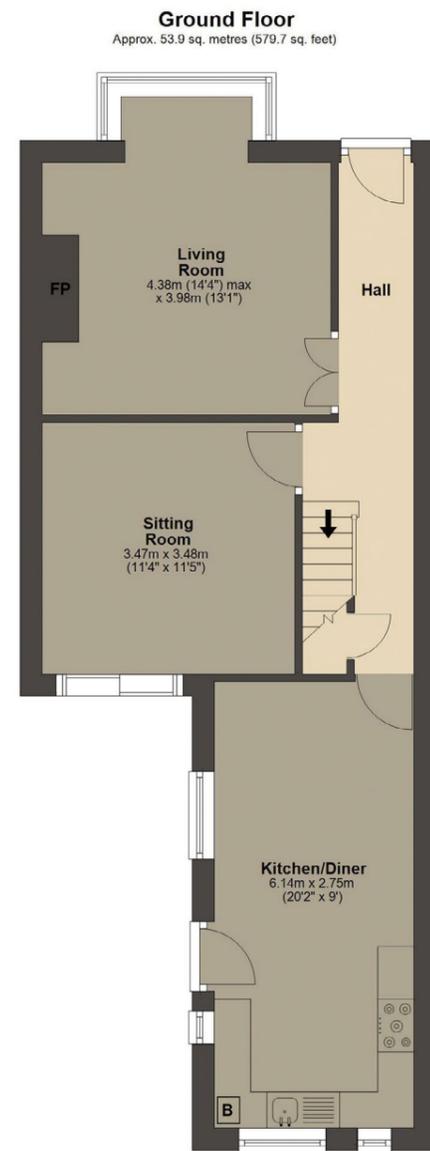
Refurbished floorboards, cast iron radiators, and panelling

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• Figures taken from EPC estimate and may vary depending on usage and supplier rates

† Source: Ofcom broadband availability checker – subject to provider and package





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