



ADDRESS
36 Blake Road
Great Yarmouth
Norfolk
NR30 4LT

TENURE
Leasehold

STATUS
Chain Free

L  R K E S



**FIND
YOUR
NEST**

“A HANDSOME INTERWAR HOME OF GENEROUS PROPORTIONS, SET WITHIN A DEEP, MATURE GARDEN ON ONE OF GREAT YARMOUTH’S MOST ESTABLISHED RESIDENTIAL STREETS.”

36 Blake Road, Great Yarmouth, NR30 4LT
Leasehold | 1,205 sq ft (111.9 sq m)

The Tour: Set back from the road behind a planted front garden, this attractive interwar house presents a composed and characterful façade, with a combination of textured render and red brickwork, a projecting bay window, and subtle period detailing including a circular porthole window.

The house unfolds with a reassuring sense of proportion. A central hallway provides access to the principal rooms, with the living spaces arranged to make the most of light and garden views. To the front, the bay-fronted sitting room is particularly inviting, its wide window drawing in soft daylight and framing views of the greenery beyond. A traditional fireplace forms a natural focal point, lending warmth and symmetry to the room.

To the rear, a second reception room offers a more expansive footprint, with generous ceiling heights and a calm, neutral palette. This space is well suited to family living or entertaining, with a pleasant outlook across the garden.

The kitchen/breakfast room is practical and well laid out, with ample cabinetry, work surfaces, and space for informal dining. Positioned to the rear, it enjoys good natural light and direct access to the garden beyond. A ground-floor WC completes the accommodation at this level.

Upstairs, three well-proportioned bedrooms are arranged around a central landing. The principal bedroom is notable for its scale and extensive fitted storage, while the remaining rooms are comfortably sized and versatile in use. A family bathroom serves the first floor, complemented by a separate WC — a practical arrangement for busy households.

Throughout, the house retains a pleasing sense of its original character, with features such as bay windows, decorative glazing, and generous ceiling heights, while offering clear scope for thoughtful updating if desired.

The Outside: The plot extends to approximately 3,657 sq ft and is a particular highlight of the property. To the rear, the garden unfolds as a mature, established space, richly planted with a variety of trees, shrubs, and seasonal colour. It offers both privacy and a sense of seclusion, with areas of lawn and space for seating beneath the canopy of foliage.

A driveway runs alongside the house, providing off-street parking and leading to a detached garage positioned to the rear — a valuable and increasingly rare addition.

The Area: Blake Road is a well-regarded residential address within Great Yarmouth, characterised by similar interwar homes and a settled, community-oriented feel. The location offers a convenient balance between town amenities and access to open coastal surroundings.

Everyday conveniences, including local shops and services, are within easy reach, while the town centre provides a broader selection of retail, dining, and leisure options. The seafront and beach are also close by, offering wide sandy stretches and coastal walks.

For families, the property falls within the catchment area for North Denes Primary School and Nursery, Northgate Primary School, and Great Yarmouth Charter Academy .

Transport connections are straightforward, with road links providing access to the wider Norfolk area and beyond.

Points to Consider:

Tenure: Leasehold (remainder of 999-year term, £5 annual ground rent)

Construction: Traditional brick and rendered elevations

Fenestration: Predominantly uPVC double glazing, with timber casements and leaded stained glass detailing to the front

Heating: Gas central heating via combination boiler

Energy Performance Rating: TBC

Average Heating & Lighting Costs: TBC*

Council Tax: Band D (£2,386.42)

Broadband: Ultrafast available (up to 1800 Mbps download / 220 Mbps upload)

School Catchment: North Denes Primary School and Nursery; Northgate 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



Paved front yard and established planting



Living room



Entrance hall



Kitchen



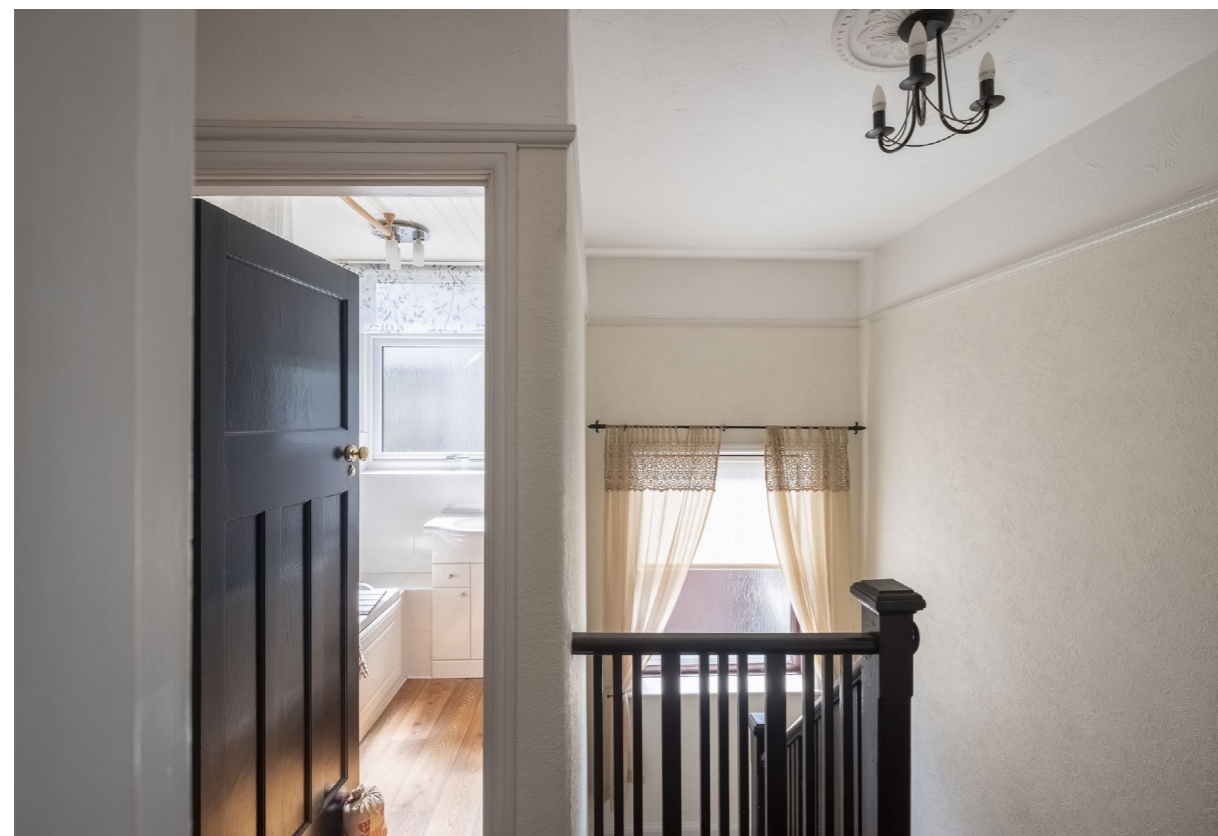
**FIND
YOUR
NEST**



Sun drenched patio area



Kitchen with dining area



Landing with south facing window



Principle bedroom



**FIND
YOUR
NEST**



Rear bedroom with fitted wardrobes



Family bathroom



Plentiful storage



Third bedroom



Panelled wc



Well established gardens

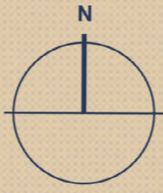
Illustration for identification purposes only, measurements are approximate. Plan not to scale.



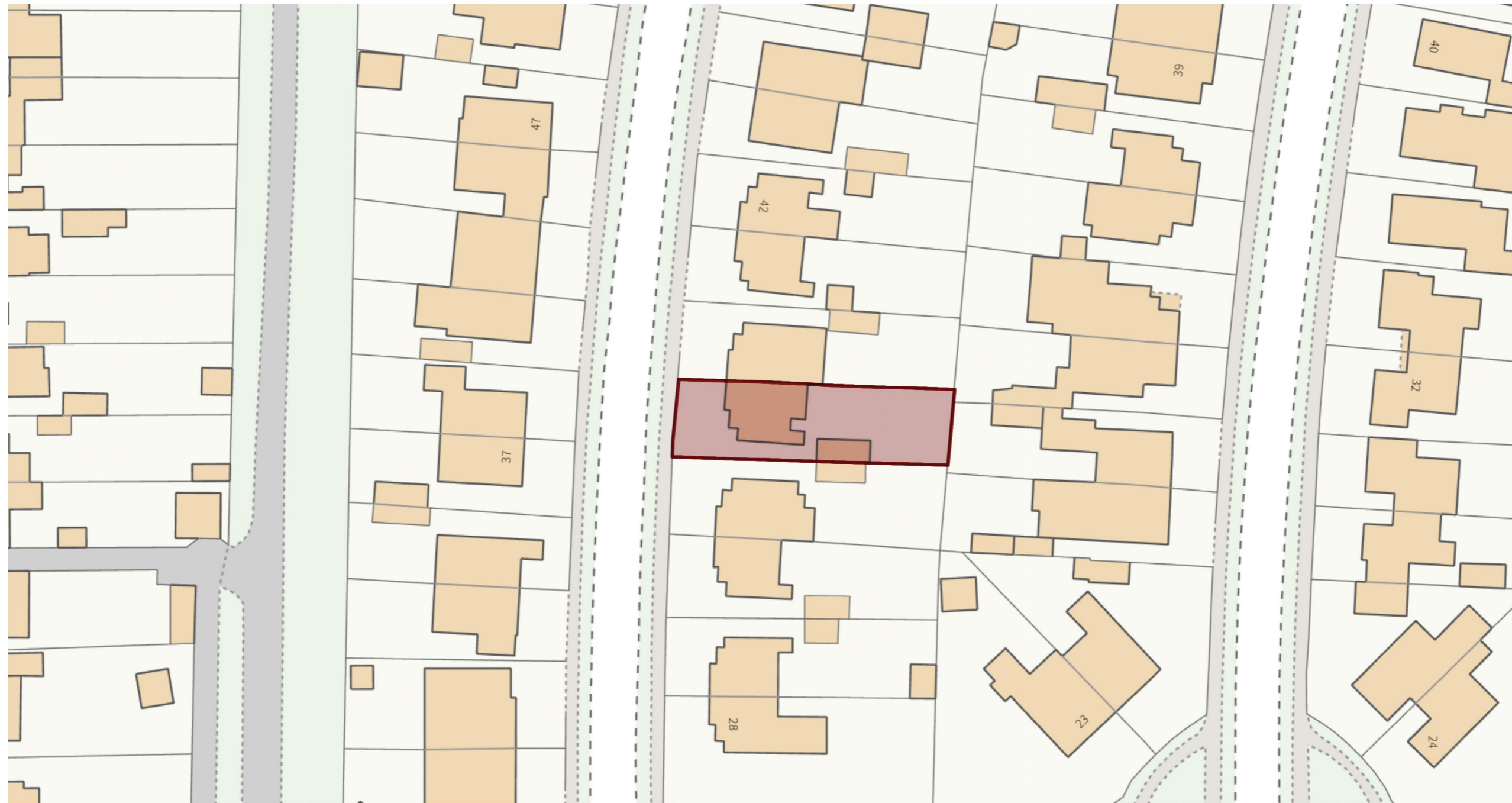
Outbuilding
Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garages: approx. 15.2 sq. metres (163.5 sq. feet)

Ground Floor
Approx. 60.1 sq. metres (646.5 sq. feet)

First Floor
Approx. 51.9 sq. metres (558.4 sq. feet)



SITE AREA
339.7 SQ M
3,657 SQ FT



0 30 60 120 ft
0 10 20 40 m

Illustration for identification purposes only, measurements are approximate and recorded from OS Map Data. Plan not to scale.

Ref: 7406



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