



20 Crown Road, Great Yarmouth

Great Yarmouth

Minors & Brady



# 20 Crown Road

Great Yarmouth, Great Yarmouth

Looking out across the open greenery of St George's Park, this chain-free bay-fronted period townhouse offers impressive proportions, high ceilings, and interiors filled with natural light throughout. The accommodation is arranged across three reception rooms, including a striking main reception with an ornate fireplace and wide bay window, a further versatile reception with its own ensuite, and a generous kitchen diner forming the third reception space and stretching to the rear of the property. Original features such as stripped wooden floorboards, cornicing, and coving remain a strong presence, while upstairs, five well-proportioned bedrooms are each served by private ensuite facilities, creating a rare and highly practical layout. Outside, a covered courtyard area opens into a low-maintenance brick weave garden, complemented by the valuable addition of off-road parking, all set moments from the beach and town centre with seafront, beach, and riverside walks close by, along with shops, supermarkets, cafés, and restaurants within easy reach.

## Location

Crown Road is set within a well-established residential part of Great Yarmouth, offering convenient access to everyday amenities and services. The town centre is close by, providing a wide range of shops, supermarkets, cafés, restaurants, and leisure facilities, along with a mainline train station offering links to Norwich and surrounding areas. Schools for all ages, medical centres, and regular bus routes are also easily reached, while the nearby seafront, beach, and riverside walks add to the appeal of this practical and well-connected location. Road links are straightforward for travel across the town and towards the A47 for commuting further afield. The area is well-suited to both permanent residents and those looking for a coastal base with strong local infrastructure.





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Entering the property through the original front door, you are welcomed into a traditional hallway that immediately sets the tone, with stripped wooden floorboards, decorative dado rail, coving, and original cornicing. The staircase rises to the first floor, and doors lead off to the principal ground-floor rooms, giving a strong sense of proportion and period character from the outset. The main reception room is positioned at the front and enjoys generous dimensions enhanced by a large bay window that draws in natural light and offers open views across the park. Stripped timber flooring runs underfoot, while the ornate fireplace forms a natural focal point, framed by coving and complemented by wall lighting. This is a comfortable and elegant space suited to both everyday living and entertaining.

A second reception room sits further back and provides excellent flexibility, whether used as an additional sitting room or ground-floor bedroom. This room continues the theme of stripped flooring and period detailing and benefits from built-in storage housing the boiler, along with direct access to its own ensuite shower room finished with tiled splashbacks. Moving through the ground floor, a separate WC is neatly positioned off the hallway, fitted with vinyl flooring, a wash basin, tiled splashbacks, and an extractor. Beyond this, the kitchen diner stretches impressively to the rear, creating a long and sociable space. The dining area features grey wood-effect vinyl flooring, radiators, and multiple windows along the side elevation, allowing light to filter throughout the length of the room. The kitchen itself is fitted with a range of wall and base units, part-tiled walls, and work surfaces, with space for a cooker, fridge, freezer, and washing machine. A stainless steel sink and drainer sit beneath the window, while a built-in cupboard provides further storage. A step down leads to a further section of the kitchen with additional glazing and a door opening out to the covered courtyard area, creating a practical link between indoor and outdoor space.



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Upstairs, the first-floor landing is fitted with carpet and benefits from a skylight window that brightens the central space. Built-in cupboards with mirrored sliding doors and further storage add to the practicality of this level. The principal bedroom enjoys park-facing views through multiple windows, along with fitted carpet, radiator, coving, and a private ensuite shower room. Bedrooms two and three are both well-proportioned doubles, each finished with fitted carpet and served by their own ensuite facilities.

One ensuite includes a shower enclosure, while another incorporates a panelled bath with a shower attachment, tiled splashbacks, and a frosted window for natural light and ventilation.

A split-level landing leads to the rear bedrooms, adding interest to the layout. A further separate WC is positioned here, fitted with vinyl flooring, a wash basin, a radiator, and a frosted window. Bedrooms four and five continue the consistent presentation, each offering fitted carpet, radiators, double-glazed windows, and private ensuite shower rooms with vinyl flooring, tiled splashbacks, and extractor fans, making the property particularly well-suited to multi-occupant living or guest accommodation.

Externally, the covered outside area provides a sheltered hard-standing space with double doors opening to the side street and a further door leading into the courtyard garden. The courtyard itself is finished with brick weave flooring, offering a low-maintenance outdoor area. To the side, off-road parking is provided via a driveway, a valuable feature for a property of this style and location.

## Agents notes

Sold freehold, connected to main services: water, electricity, gas and drainage.

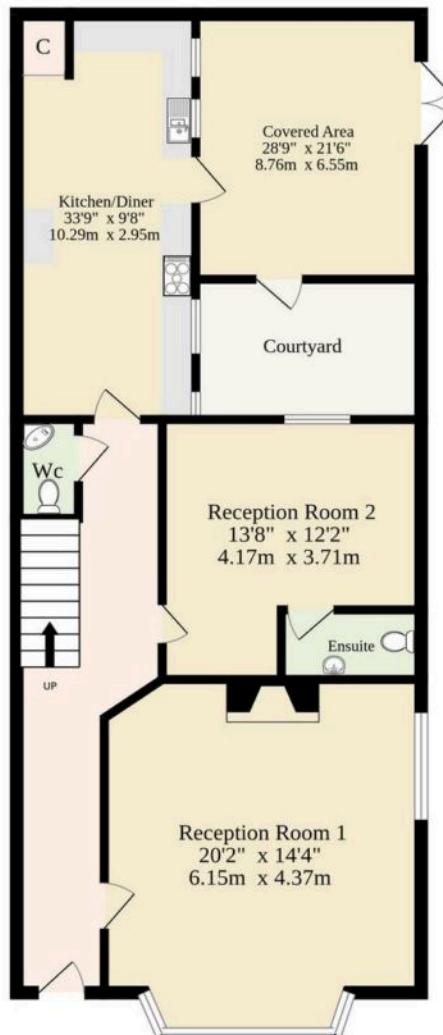
Heating- TBD

Council Tax Band- D

**M&B**



Ground Floor  
1603 sq.ft. (148.9 sq.m.) approx.



1st Floor  
832 sq.ft. (77.3 sq.m.) approx.



TOTAL FLOOR AREA : 2435 sq.ft. (226.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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