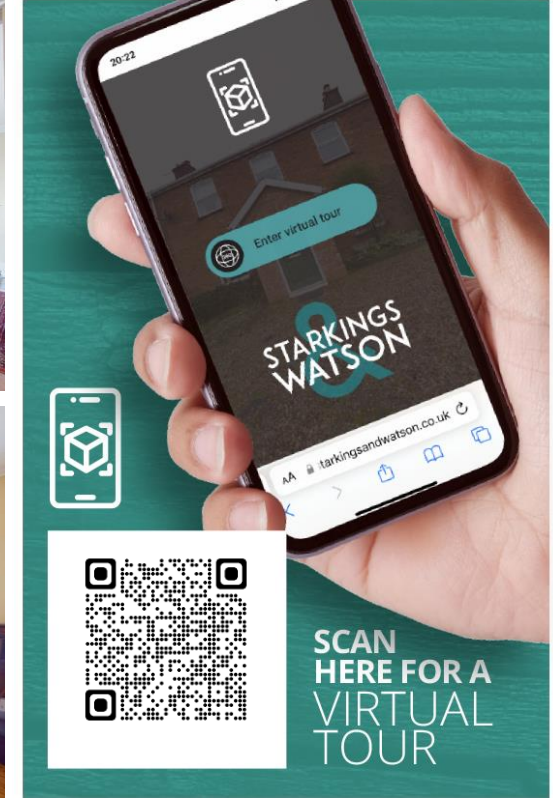


ST. GEORGES ROAD Great Yarmouth NR30 2JR

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336116

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STARKINGS & WATSON

- End-Terraced Property
- Character Features Throughout
- Separate Sitting & Dining Room
- Four Bedrooms
- Close to Town & Beach
- Family Bathroom
- Gas Fired Central Heating
- Residents Permit Parking

IN SUMMARY

NO CHAIN. This End-Terraced PERIOD HOME is packed throughout with CHARACTER FEATURES which have been MAINTAINED AND RESTORED to a brilliant standard. Situated in the heart of this COASTAL and HISTORIC fishing town you will find everything you need on your doorstep. Inside, you are met with CHARM in every room. The BASEMENT room has a functioning AGA and pantry storage with ORIGINAL tiling. The ground floor offers a SEPARATE LIVING AND DINING ROOM as well as KITCHEN space. On the first floor you will find a FAMILY BATHROOM, THREE BEDROOMS and access to ROOFTOP BALCONY. The second floor offers VERSATILITY in the form of a FOURTH BEDROOM or HOME OFFICE/STUDIO.

SETTING THE SCENE

The property is accessed via raised steps from the public footpath enclosed with a cast iron fence and gate. As you reach the top of the stairs you will notice the striking original tile flooring and as you turn to look back you can cast your gaze over St Georges Park with luscious greenery and vibrant feel. Sitting

in-between both the property and the park is a bank of permit parking spaces where resident and visitor parking permits can be purchased to be used all year round.

THE GRAND TOUR

As you enter the front door you are greeted with beautifully tall ceilings, solid wood flooring and reclaimed/rejuvenated wooden panelling with solid staircase leading upwards to the first floor. To your right you enter the brilliantly spacious sitting room with bay fronted double glazed windows flooding the room with natural light. Offering both functionality and a cosy feeling the cast iron multi-fuel burner is set back within the fireplace. Further down the corridor you will find access to the separate dining room which sits just off the main kitchen and opposite to the cloakroom. Tucked under the main staircase is a set of stairs leading you into the charming basement space. Extended over time to also make this a bay fronted room, this former kitchen area has a functioning Aga as well as walk in pantry all complimented with Georgian Buffed Bricks under foot. A space just waiting for someone to make their own and restore it back to its former usage or to explore a newer pathway. As you climb to the first floor you will find a family bathroom with quirky storage, master bedroom with built in storage and a further two bedrooms one with uPVC French Doors leading to a sun terrace/balcony at the rear of the property. Heading up to the second floor you are met with an expansive loft space offering a fourth bedroom or potential home office/studio space



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similar to how it is being utilised by the present owner.

THE GREAT OUTDOORS

Stepping out of the French Doors located on the first floor you will be able to bask in the Seaside sunshine on a functional roof terrace space offering seating potential or a small planting space for potted plants.

OUT & ABOUT

The property is situated within Great Yarmouth town, situated on the East Coast of Norfolk. The town is located with excellent transport links around the county and into Norwich by both road and rail. The town offers a variety of amenities including schooling, medical services and shopping both in and out of town.

FIND US

Postcode : NR30 2JR

What3Words : ///length.bring.hill

VIRTUAL TOUR

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

AGENTS NOTE

On the roof there are ten fully functioning Solar Panels which are all owned and transferable to the new owner of this stunning home.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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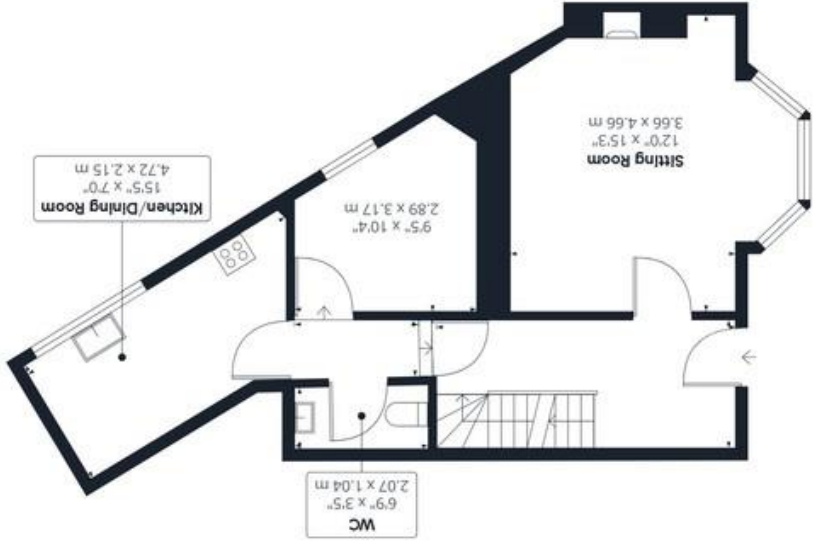
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Basement



Ground Floor



GIRAFFE 360
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Reduced headroom
(below 1.5m/4.92ft)

Excluding balconies and terraces

Approximate total area^m
1323.94 ft²
123 m²
Reduced headroom
33.53 ft²
3.11 m²