



## 81 Walpole Road, Great Yarmouth

£170,000 Freehold

A charming four bedroom family home with easy access to the Norfolk Broads. Boasting a bay fronted lounge, sizeable dining room, a well-appointed kitchen, utility room, a wet room and a low maintenance garden. Excellent transport links and close to all major amenities.

Tenure: Freehold



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### LOCATION

This house is located in the popular town of Great Yarmouth, the UK's third most desired seaside destination, also adjoining to the highly sought-after Norfolk Broads. The town benefits from a wide range of local amenities and great leisure facilities including schooling, supermarkets, shopping centre, pubs, restaurants, bars, cinema, swimming pool and theme parks. The town has its own train and stations with fantastic transport links into the Cathedral City of Norwich (approx. 30 min drive). The area has been enhanced in recent years by a steady programme of road improvements which have provided a vastly improved road link to London, the industrial centres of the Midlands and the North. A new deep-water outer harbour is now in operation.



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## WALPOLE ROAD

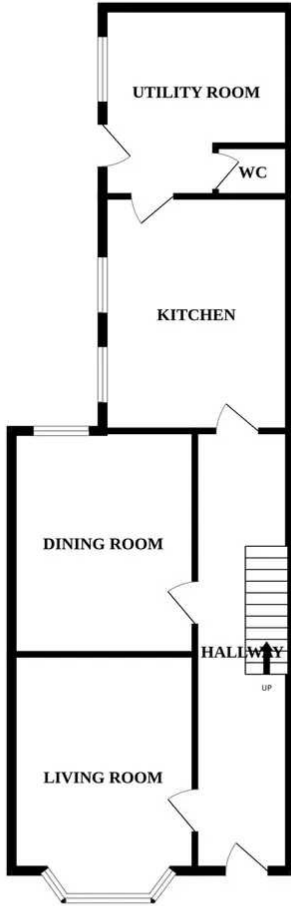
Upon entering this property, you'll find yourself in the welcoming entrance hall, adorned with wood effect flooring, a radiator, and a convenient under-stairs cupboard leading to the first floor. The lounge boasts a double glazed bay window offering views of the front aspect, complemented by an electric fireplace and wood effect flooring. Adjacent to the lounge, the dining room features a double glazed window overlooking the rear aspect, accompanied by a radiator and matching wood effect flooring. The kitchen is well-appointed with a range of wall and base units, stainless steel sink, integrated oven/grill, gas hob, and electric cooker hood. It also includes plumbing for a dishwasher, TV and telephone points, and a pantry area, all laid to lino flooring. The utility room, with its double glazed window, offers plumbing for a washing machine and houses the Combi Boiler, providing access to the garden. Upstairs, the first-floor landing provides loft access and a storage cupboard, all finished with carpet flooring. The bedrooms offer comfortable accommodation, with fitted wardrobes in the master bedroom, and carpet flooring throughout. The toilet features a W.C and radiator, while the wet room includes a mains shower, wash hand basin, and extractor fan, all laid to lino flooring. Outside, the property boasts low maintenance gardens to the front and rear, both accessible through gated entrances.

## AGENTS NOTE

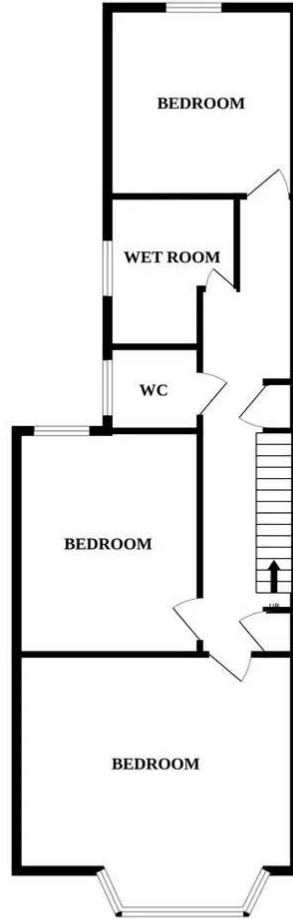
We understand the property will be sold freehold and connected to all mains services and metered water.



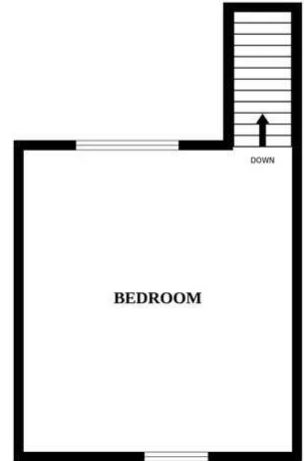
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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