

## 5 Reginald Court Estcourt Road, Great Yarmouth

£160,000 Freehold

With a no-chain status, on an over 55's development within a prime location of Great Yarmouth, lies this semi-detached bungalow that has been extended to create a spacious and flexible living space. Showcasing a light-filled sitting room, an equipped kitchen, three bedrooms and a family bathroom. Externally, you will find a low maintenance courtyard garden and off-road parking for up to three vehicles. Experience a comfortable and convenient lifestyle, in this immaculately presented home that is ready for you to make your own.

Council Tax band: B

Tenure: Freehold



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### Location

Great Yarmouth is a coastal town in Norfolk, located on the eastern side of the country along the North Sea. Known for its rich maritime history, it has long been a popular seaside resort destination. The town features a picturesque seafront with sandy beaches, a lively promenade, and a wide range of attractions, including traditional amusement arcades, a historic pier, and the Great Yarmouth Pleasure Beach. Great Yarmouth also boasts a variety of museums, such as the Time and Tide Museum, which showcases the town's seafaring past. The town's proximity to the



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## Estcourt Road

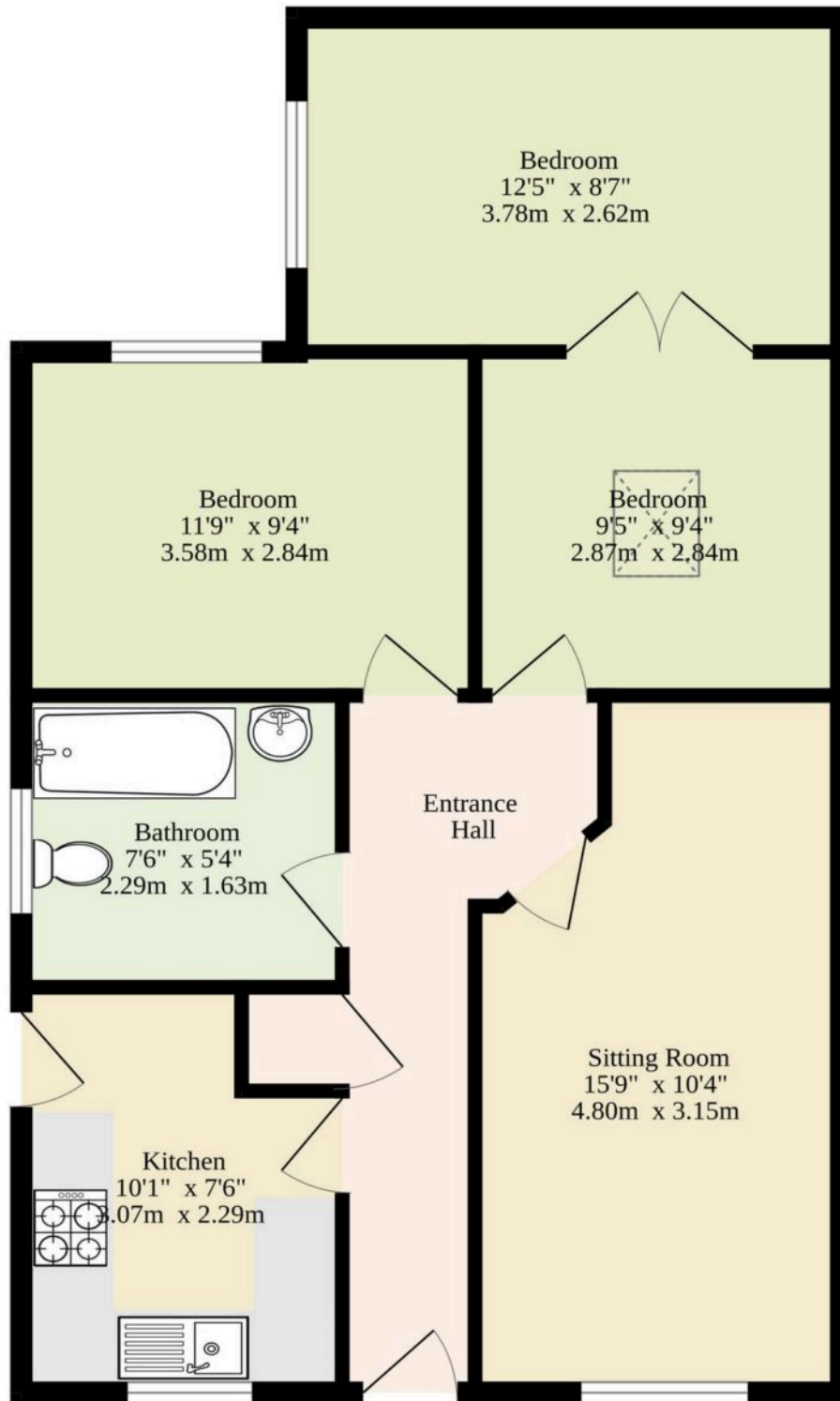
Upon entering the property, you are welcomed into a spacious and inviting sitting room, designed for both relaxation and entertainment purposes. The neutral decor and abundant natural light create a warm and welcoming atmosphere, perfect for relaxing and entertaining. The adjacent kitchen is thoughtfully designed with modern conveniences in mind, featuring a range of wall and base units, integrated appliances and under-counter areas for your laundry essentials.

The property features three well-appointed bedrooms, each thoughtfully designed to offer relaxation and privacy. The bedrooms are spacious and versatile, accommodating a variety of furniture layouts to suit individual preferences, whether this is a home office, reception room or guest room. A bathroom completes the accommodation, comprising of a three piece suite.

Towards the rear is a low maintenance courtyard garden, with space for your seating arrangements, to relax in the afternoon sunshine. It is fully enclosed so you can enjoy in seclusion. A brick-weave driveway provides off-road parking for up to three vehicles, ensuring convenience and ease.



**Ground Floor**  
**642 sq.ft. (59.6 sq.m.) approx.**



**TOTAL FLOOR AREA : 642 sq.ft. (59.6 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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