



3 Kirkley Terrace Granville Road, Great Yarmouth
Great Yarmouth



Minors & Brady

3 Kirkley Terrace Granville Road

Great Yarmouth, Great Yarmouth

If you want simple living in a lively part of town with the beach just moments away, this home delivers it with ease. The ground floor opens into a light, open-plan living space that brings together the lounge, dining area, and modern kitchen, complete with generous worktop space, practical cabinetry, and plumbing already in place for your appliances. Upstairs, both bedrooms offer comfortable layouts with the main room enjoying its own built-in cupboard, and the bathroom features a bath with an overhead shower for everyday convenience. Outside, a small front garden style area adds a tidy touch of greenery before reaching the hardstanding where off-road parking sits directly in front of the home. With shops, supermarkets, cafés, takeaways, parks and frequent bus routes close by, plus the seafront within easy reach, this address offers a straightforward and convenient way of living.

Location

Kirkley Terrace on Granville Road places you within a lively part of Great Yarmouth where day-to-day convenience is close at hand. Shops, supermarkets, cafés and takeaways sit within easy reach, along with regular bus routes that link smoothly to the town centre and seafront. Schools and local parks are also nearby, which adds to the practical appeal for households. The beach sits a short trip away, offering long walks and fresh coastal air whenever needed. Local gyms and leisure facilities are closed, which makes it easy to keep an active routine. Healthcare services and community hubs are within a comfortable distance. The wider road network offers simple travel across Great Yarmouth and towards Norwich for work, study or weekend plans.

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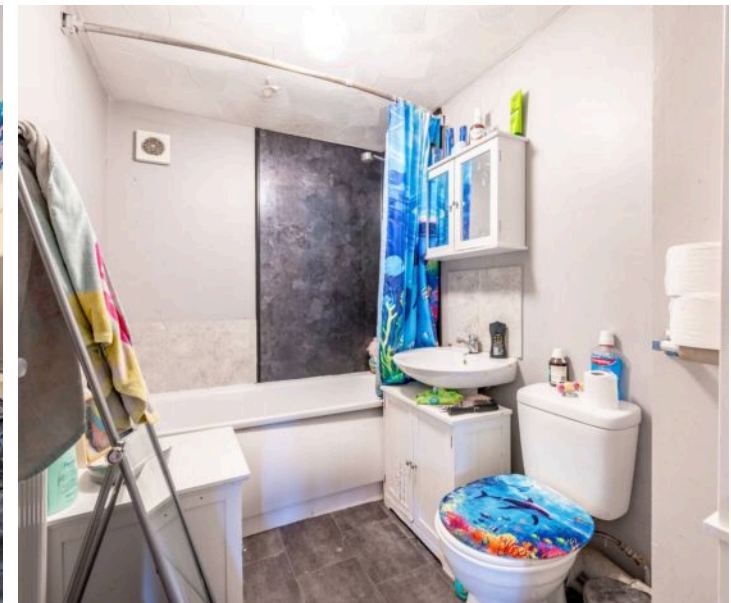
Step through the front door into a small entrance area where the staircase rises to the first floor. From here, a door opens into the ground floor where an open plan living space extends the full depth of the home, bringing the lounge, dining area and kitchen together in one continuous layout.

The lounge occupies the front section and is lit by two front-facing windows that bring in steady daylight. The room has fitted carpet underfoot and offers a generous setting for everyday living with space for seating and media placement. An understairs cupboard provides enclosed storage, and the openness of the layout leads naturally into the central area with practical hard flooring that continues through to the kitchen.

At the rear, the kitchen is arranged with fitted wall and base units in a simple white style paired with contrasting work surfaces and tiled splashback areas. An integrated stainless steel sink and drainer sits beneath the rear-facing window, and the extended counter section provides a useful preparation surface while keeping the space connected to the rest of the room. Plumbing is in place beneath the counter for a washing machine, and further appliance spaces sit under the worktops. The vinyl flooring gives a modern and practical finish throughout this section of the ground floor.

Head upstairs to the landing where doors lead into both bedrooms and the bathroom.

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The main bedroom sits at the front and is a well-sized double with two windows bringing in plenty of daylight. The room has fitted carpet, and its wide footprint allows room for larger furniture items without feeling restricted. A built-in cupboard sits in one corner, offering useful enclosed storage.

The second bedroom overlooks the rear and features fitted carpet with a simple layout that keeps the floor area flexible for various bedroom or workspace uses.

The bathroom sits beside bedroom two and includes a fitted bath with overhead shower, a wash basin with storage beneath and a WC. Tiled surrounds and a rear-facing window complete the space, and the room is finished with modern vinyl flooring.

Outside, the front of the property offers a small enclosed area with a section of artificial grass and a pathway leading to the entrance. Beyond this is a hardstanding area that provides off-road parking directly in front of the home. Low brick walls and timber fencing define the boundaries and separate the driveway from the neighbouring spaces.

Agents notes

Sold Freehold

Connected to all main services.

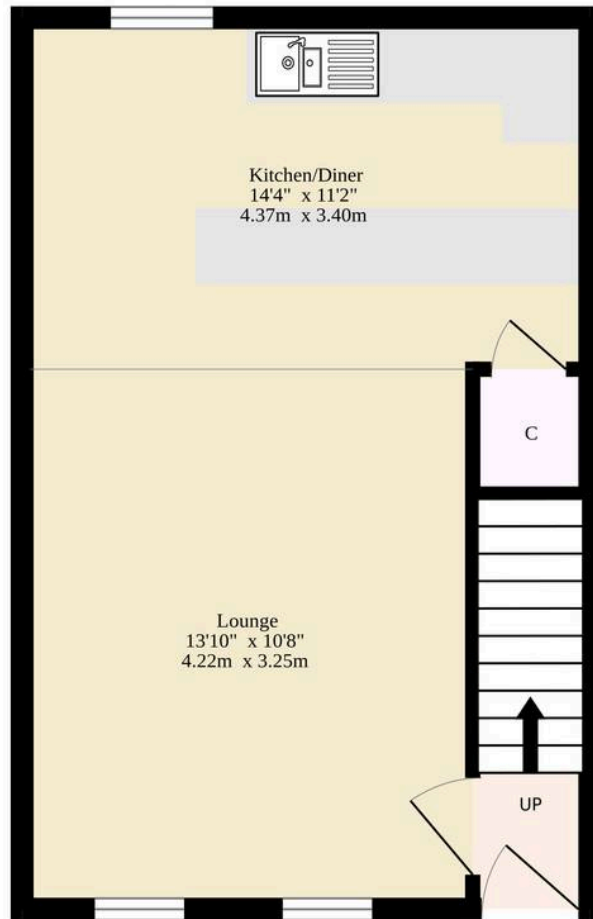
Gas Central Heating

Council Tax Band- A

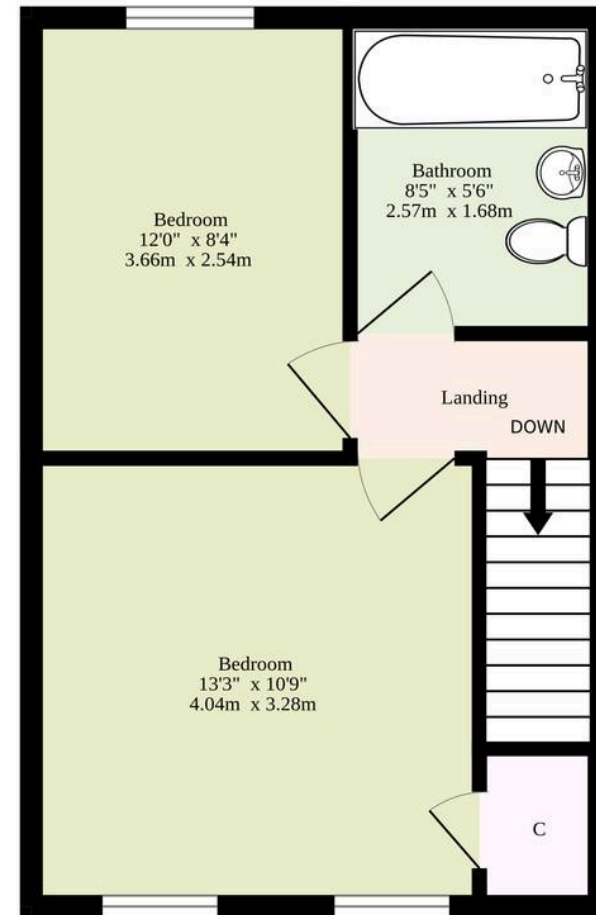
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Ground Floor
319 sq.ft. (29.6 sq.m.) approx.



1st Floor
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 630 sq.ft. (58.5 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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Dreaming of this home?

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Senior Property Consultant



Meet *James*
Property Consultant



Meet *Lauren*
Property Consultant

Minors & Brady

Your home, our market

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