



52 Hamilton Road, Great Yarmouth

Great Yarmouth



Minors & Brady

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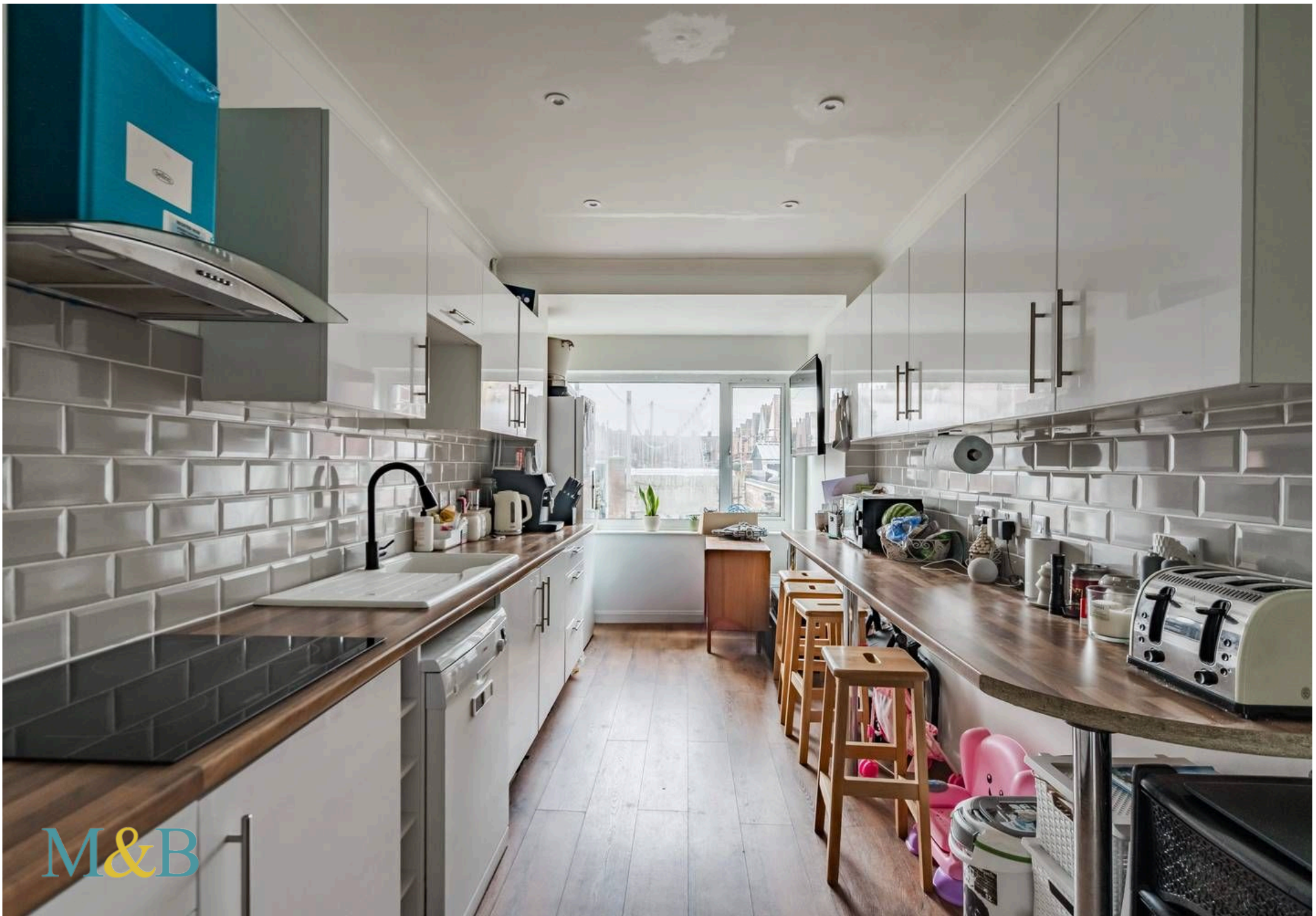
Great Yarmouth, Great Yarmouth

Set along a residential street close to Great Yarmouth's seafront and everyday amenities, this spacious mid terraced house offers three well-proportioned double bedrooms and generous living space across two reception rooms. A bright bay-fronted sitting room welcomes you at the front, while a modern kitchen and updated bathroom bring a fresh feel to the interior. The south-facing courtyard garden provides a private outdoor area with decking and low-maintenance finishes, and the home also includes double glazing throughout and a new boiler installed in 2023. With strong transport links, convenient access to the train station and easy reach of local shops and schools, this is a well-placed home offering comfort and versatility for a range of buyers.

- Spacious mid terraced house featuring three well proportioned double bedrooms
- Sitting room and dining room providing flexible and comfortable living space
- Modern fitted kitchen with white gloss cabinetry wood block surfaces and space and plumbing for appliances
- Useful storage throughout including built in cupboards in two bedrooms and understairs cupboard
- New boiler installed in 2023
- Double glazing throughout
- South facing courtyard garden with decking and artificial grass for easy upkeep
- Close to shops restaurants schools and everyday amenities
- Good transport links with nearby bus routes and train station offering access to Norwich and beyond
- Walking distance to Great Yarmouth seafront and beach attractions

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Location

Hamilton Road in Great Yarmouth is ideally positioned for convenient access to local amenities, including supermarkets, independent shops and various restaurants. Great Yarmouth train station is just over a mile away, offering direct links to Norwich and further regional connections. The town's renowned seafront, with its sandy beach, Britannia Pier and lively attractions, is within walking distance, providing plenty of leisure opportunities. For those needing to travel further, the A12 offers a direct route towards Lowestoft and Ipswich, while the A47 connects to Norwich and the scenic Norfolk countryside. Residents also benefit from easy access to nearby schools and essential services. The area supports a straightforward lifestyle for anyone seeking both convenience and coastal living.

Hamilton Road, Great Yarmouth

Stepping through the porch into the entrance hall, you are met with a bright sitting room to the left where a wide bay window fills the space with natural light. This room offers a warm and welcoming feel and works well as the main living area.

Across the hall, the dining room provides a flexible second reception space with room for dining or everyday family use. There are useful storage recesses beside the chimney breast and space and plumbing for a washing machine. At the rear of the hall, you will find the understairs cupboard, the rear entrance and a convenient WC.



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The kitchen sits beyond the dining room and has a modern look with white gloss fitted units and wood block work surfaces. Metro-style tiling adds a clean finish, and there is space and plumbing for a dishwasher within the recess. The layout offers a functional and comfortable space for cooking and everyday use.

Upstairs, a skylight brightens the landing, which leads to three double bedrooms. Two of the bedrooms include built-in cupboards providing practical storage, while all three rooms offer good proportions and pleasant natural light. The family bathroom sits at the rear and features a white suite with a P-shaped bath and shower mixer tap, aqua panelled walls and tiled flooring for easy upkeep.

The home benefits from double glazing throughout and a new boiler installed in 2023.

Outside, the rear garden enjoys a south-facing aspect and is enclosed by brick walling. A side decking area leads to a larger raised decked terrace, with steps down to an area of artificial grass. A timber hand gate provides access to a rear passageway. At the front, a walled forecourt and pathway lead to the entrance.

Agents notes

We understand the property will be sold freehold, connected to mains services, water, electricity, gas and drainage.

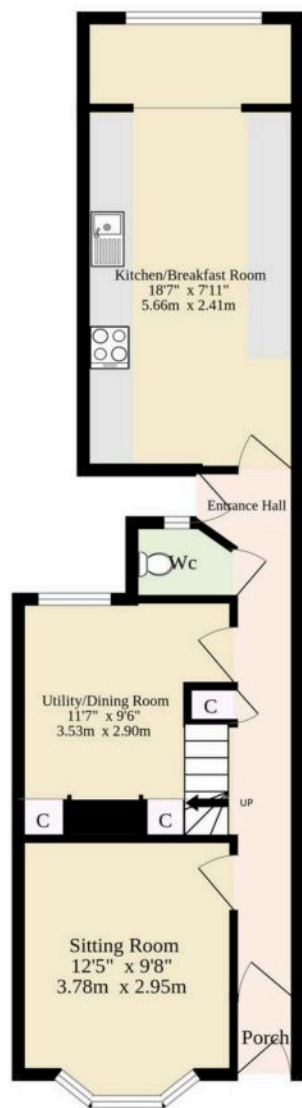
Heating system-Gas Central Heating

Council Tax Band- C

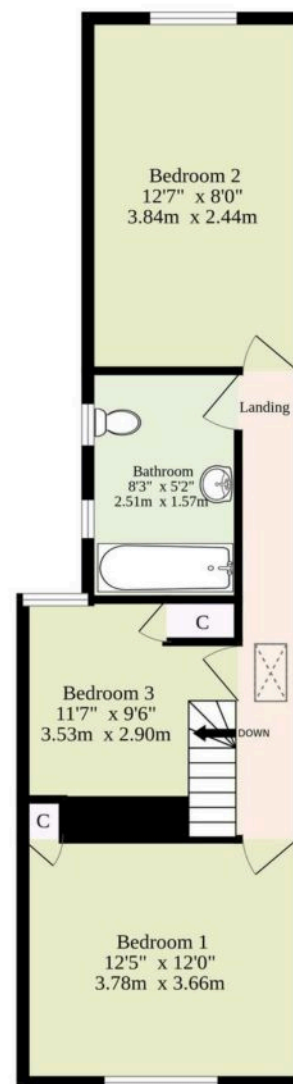


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Ground Floor
535 sq.ft. (49.7 sq.m.) approx.



1st Floor
531 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA : 1066 sq.ft. (99.0 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?

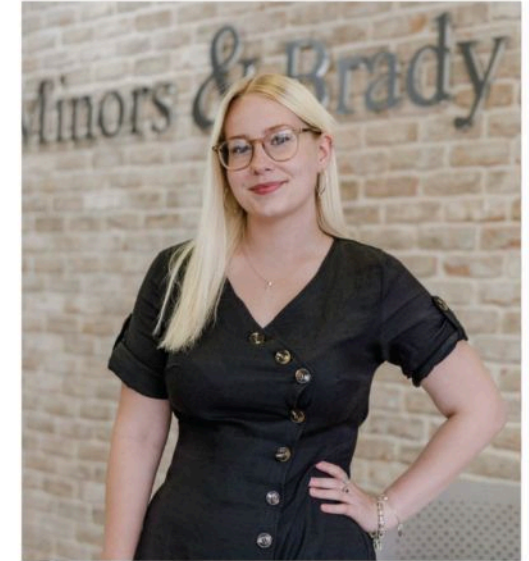
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Meet *Sarah*
Senior Property Consultant



Meet *James*
Property Consultant



Meet *Lauren*
Property Consultant

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