



Deneside, Great Yarmouth - NR30 2HL





## Deneseide

Great Yarmouth

NO CHAIN! Offered in IMMACULATE CONDITION throughout, this MID-TERRACE HOUSE offers an expansive 1,780 Sq.Ft of living accommodation, having been lovingly UPDATED and IMPROVED by the current vendor. Boasting a central location within walking distance to LOCAL AMENITIES and the COAST. Step inside to the 27' SITTING ROOM/ KITCHEN, the heart of the home. This versatile space includes a modern fitted kitchen with space for appliances and a BREAKFAST BAR. The lower ground floor offers INTEGRATED STORAGE, a GAMES ROOM, two piece W.C and a private BAR/ DINING ROOM leading to the outside COURTYARD. Heading upstairs, the first floor boasts two spacious DOUBLE BEDROOMS completed by a three piece SHOWER ROOM. The second floor boasts a further two double bedrooms including the bay window fronted MAIN BEDROOM, flooded with light from DUAL ASPECT windows and serviced by a four piece split FAMILY BATHROOM. Finally, the ATTIC ROOM is currently used as a GYM on the third floor.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





- No Chain!
- Expansive Mid-Terrace House
- 27' Open Plan Sitting Room/ Kitchen
- Basement Level With A Games Room, W.C, Bar/ Dining Room & Courtyard
- 4/5 Bedrooms
- First Floor Shower Room & Second Floor 4 Piece Split Washroom
- Permit Parking for 1 Vehicle & EV Charging
- Centrally Located Within Walking Distance To Local Amenities

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.

#### SETTING THE SCENE

The property can be found set back from the road, approached from a pedestrian walkway with an iron railing enclosed frontage. Two shallow steps lead up to the main entrance under an open porch.

#### THE GRAND TOUR

Stepping inside, an enclosed porch opens into a spacious 27' sitting room, featuring a bright bay window to the front. Flooded with natural light, this versatile space accommodates various soft furnishing layouts or formal dining. The room flows seamlessly into the kitchen, boasting a fitted breakfast bar and a comprehensive range of wall and base storage units. Integrated space is provided for a range cooker, dishwasher, and an 'American' style fridge-freezer, all set upon practical hard flooring for ease of maintenance. At the far end, a door leads through to the stairwell. Descending to the lower ground floor, you are greeted





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Descending to the lower ground floor, you are greeted by a functional utility space with plumbing for a washing machine and tumble dryer. From here, a door provides rear access, while a walkway leads to further accommodation, including a deceptively large storeroom and a dedicated games room centred around an original fireplace and wood burner. Adjacent, a conveniently located two-piece W.C. serves the floor, situated just before the private bar and dining room. A uPVC door opens out to a secluded courtyard, offering the perfect spot for outdoor seating.

The first-floor landing leads to two well-proportioned double bedrooms. The larger of the two features a dual aspect with a front-facing bay window and an original fireplace flanked by alcoves ideal for shelving or storage. The second bedroom benefits from integrated wardrobes and vanity sink. Completing this level is a three-piece family shower room, featuring an inset glass door enclosed shower cubicle with wipe clean wall cladding.

Continuing to the second floor, the landing leads to two additional double bedrooms. The main bedroom is a standout dual aspect space, retaining its characterful original fireplace with inset wardrobes on either side. It offers ample room for a large double bed, additional furniture, and a desk area. The fourth bedroom also enjoys a feature fireplace and built-in corner storage with a vanity sink and storage.

A further stairway ascends to the third floor attic room, a versatile space currently used as a gym but suitable as a compact fifth bedroom. Finally, the accommodation is completed by a unique split family bathroom. A separate W.C. sits adjacent to the main bathroom, which exudes luxury with a freestanding roll-top bath, a designer heated towel rail, and a newly refitted double spa-style shower.

## FIND US

Postcode : NR30 2HL

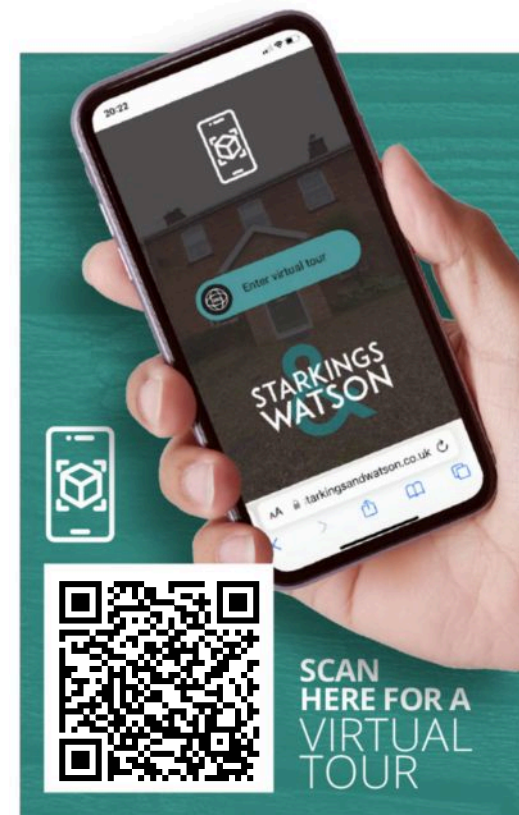
What3Words : ///kite.tamed.slips

## VIRTUAL TOUR

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

## AGENTS NOTES

White goods and furniture items can be included subject to separate negotiation. Flying freehold.











## THE GREAT OUTDOORS

Stepping outside, the courtyard offers space for outdoor seating with artificial grass underfoot, perfect for family BBQs, 5 meters being sheltered whilst to the rear of the home an open walkway offers access to the rear of the property with an open alleyway to the rear passageway.





**Approximate total area<sup>(1)</sup>**

1781 ft<sup>2</sup>

165.5 m<sup>2</sup>

**Reduced headroom**

71 ft<sup>2</sup>

6.6 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336116 • [centralisedhub@starkingsandwatson.co.uk](mailto:centralisedhub@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk/](http://starkingsandwatson.co.uk/)

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