

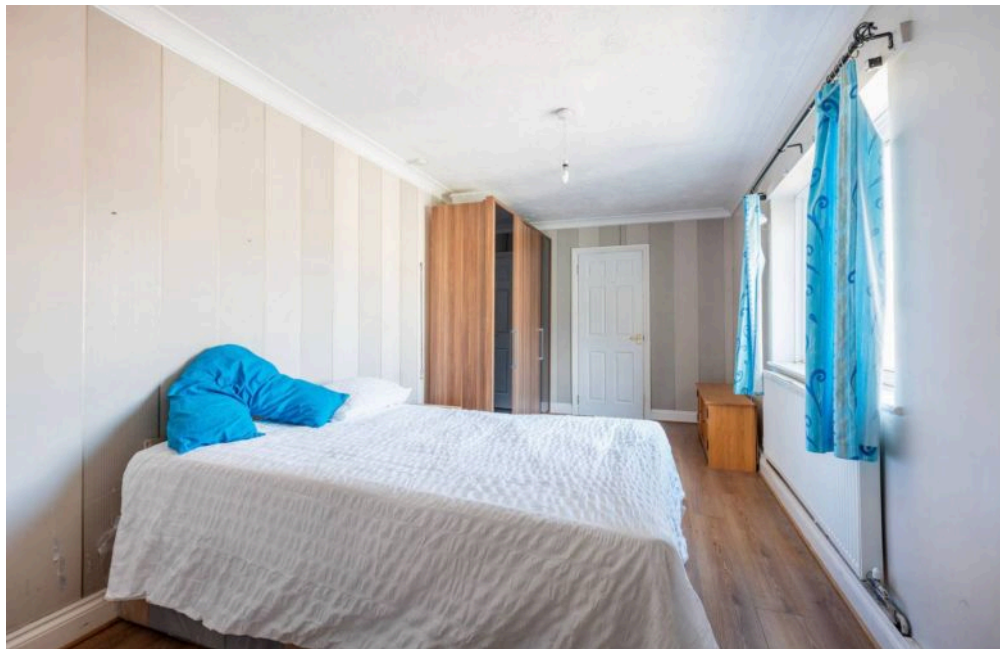
120 Southtown Road, Great Yarmouth - NR31 0JZ

£220,000 Freehold

Enjoying river views and a convenient position near Great Yarmouth town centre and the seafront, this spacious semi-detached home offers well-proportioned and versatile living throughout. Inside, the open-plan lounge and dining area is warmed by a character wood burner and filled with natural light, while the generous kitchen provides plenty of fitted storage, space to dine, and scope to personalise. Upstairs, there are three double bedrooms, including a main bedroom with an en-suite shower room, along with a family bathroom located off the landing that offers potential for updating. A ground-floor WC adds everyday practicality, and a substantial basement cellar provides valuable additional space. The large west-facing garden to the rear is enclosed and features a lawn, patio, and shed, while off-road parking is available by driveway at the front.

Location

Southtown Road in Great Yarmouth offers a well-connected setting close to both the town centre and the seafront. This part of town benefits from easy access to local shops, schools, and essential services, while Great Yarmouth train station is just a short distance away for convenient travel links. The area is also near Southtown Common, providing open green space and recreational facilities. With nearby road improvements and practical amenities on the doorstep, Southtown Road is a convenient base for those looking to live or invest close to the coast. Its mix of residential and commercial surroundings creates a lively atmosphere with plenty of everyday convenience.



Agents notes

We understand that the property will be sold freehold, connected to all main services.

Heating system- Gas Central Heating

Council Tax Band- B



Southtown Road, Great Yarmouth

Step through the front porch and into the welcoming hallway, where you'll find a conveniently located ground-floor WC – ideal for everyday use and guests. From here, a separate staircase leads down to a generous basement cellar offering versatile space that could serve as storage or a hobby area, depending on your needs.

From the hallway, double French doors open into a spacious open-plan lounge and dining area. This comfortable living space benefits from an abundance of natural light, wood-effect flooring throughout, and a charming wood burner that adds warmth and character. There's ample room for both seating and dining zones, making it ideal for family life or entertaining.

Continue through to the very generous kitchen, which enjoys plenty of natural light and views across the garden. Fitted with a wide range of maple-style base and wall units, the kitchen also provides extensive worktop space, tiled splashbacks, and practical tiled flooring. There's space for a dining table, integrated oven and hob, plumbing in place for a washing machine, and a rear door offering direct access to the garden. The layout presents scope to personalise or update to your taste.

Head upstairs to the first floor, where a bright landing gives access to three well-proportioned double bedrooms. Each room features wood-effect flooring, natural light, and enough space for freestanding furniture. The principal bedroom features its own en-suite shower room, offering added comfort and convenience. The family bathroom, located off the landing, includes a bath and offers an opportunity to renovate or customise to suit your style.

Throughout the property, double glazing ensures a comfortable and energy-efficient environment.

Outside, the west-facing rear garden is both large and enclosed, creating a private setting with generous lawn space, a paved patio area for outdoor dining or lounging, and a useful garden shed for storage. The garden enjoys good sun throughout the day and provides plenty of room for children, pets, or planting beds. There's also potential for further landscaping or creating a more structured outdoor entertaining area.

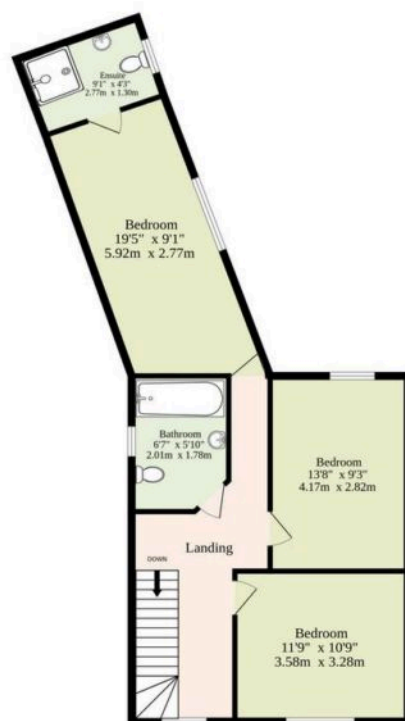
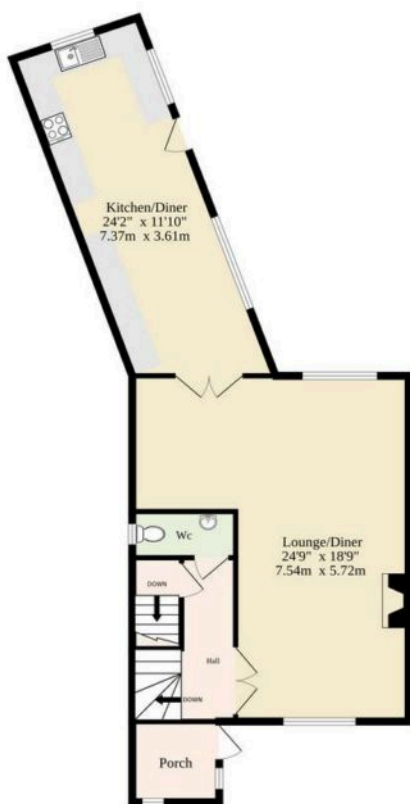
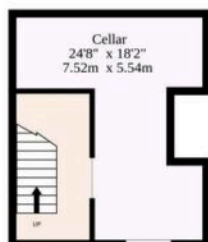
At the front, a private driveway offers ample off-road parking and easy access to the entrance.



Basement
551 sq.ft. (51.2 sq.m.) approx.

Ground Floor
946 sq.ft. (87.3 sq.m.) approx.

1st Floor
738 sq.ft. (68.4 sq.m.) approx.



TOTAL FLOOR AREA : 2235 sq.ft. (207.6 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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