

15 Station Road, Great Yarmouth - NR31 0HB

£200,000 - £210,000 Freehold

This well-presented, large bay-fronted mid-terrace home presents a superb opportunity just moments from Great Yarmouth town centre and the seafront. Inside, two well-proportioned reception rooms each feature a fireplace and offer the flexibility to be used as additional bedrooms, home offices, or cosy living areas. The generous kitchen/diner is both stylish and practical, with fitted units, wood-effect finishes, and ample space for cooking and gathering. Upstairs, three comfortable double bedrooms and a well-appointed bathroom with both bath and separate shower are all accessed off the landing. Outside, the south-east facing rear garden is private, low maintenance, and enhanced by colourful flowers and established shrubs, while local shops, schools, and supermarkets are all within easy walking distance.

Location

Station Road in Great Yarmouth offers a highly accessible setting close to both the town centre and the seafront, making it ideal for those seeking convenience and coastal living. Local shops, well-regarded schools, and supermarkets are all within walking distance, while Great Yarmouth train station provides direct connections to Norwich and beyond. The nearby A47 offers straightforward road access across the region, supporting both commuting and day trips. The area also benefits from easy access to the beach, the historic marketplace, and a range of attractions and entertainment venues. For outdoor enthusiasts, riverside walks and proximity to the Broads National Park add another layer of appeal to this well-connected and vibrant location.



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



Station Road, Great Yarmouth

Entering through the porch, you step into a welcoming hall where carpeted flooring, stylish wallpaper, and a useful understairs storage cupboard create a practical and inviting first impression. To the front, the bright lounge features a bay window and a charming character fireplace with an inset gas fire set within an exposed brick surround, offering a cosy yet striking focal point. This space is ideal for relaxing, entertaining, or could easily be used as a ground-floor bedroom if desired.

Beyond this, the second reception room serves as a versatile sitting room, also offering potential as an additional bedroom or home office. It includes carpet flooring, built-in storage cupboards, and an inset gas fire set within a decorative brick surround.

Continue into the large kitchen/diner where a range of wall and base units is topped with wood-effect worktops, paired with a stylish tiled backsplash and inset ceiling lighting. The kitchen includes an inset stainless steel one-and-a-half bowl sink with mixer tap, a gas hob with stainless steel splashback and cooker hood above, a built-in double oven, plumbing for a washing machine, and space for both a fridge/freezer and a tumble dryer. Two windows and a door to the outside allow in ample natural light. The dining area is enhanced by decorative detailing and a built-in cupboard, while exposed beams and wood-effect porcelain flooring running throughout.

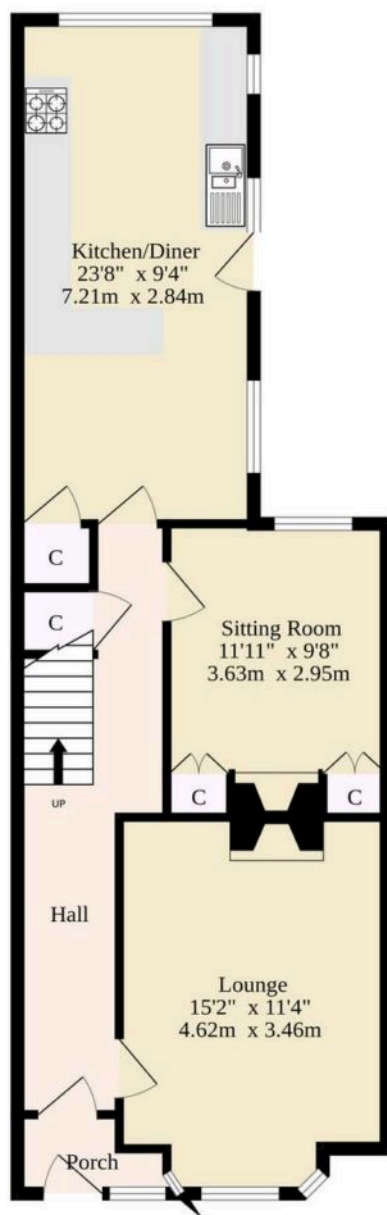
Upstairs, the landing provides access to three spacious double bedrooms and a well-appointed family bathroom. One of the bedrooms benefits from a large bay window, another bedroom has a charming character fireplace, with a third having double aspect windows with plenty of light flooding in. All bedrooms enjoy carpet flooring, generous proportions, decorative wallpaper, and plenty of natural light.

The family bathroom is well-appointed with a fitted white suite comprising a low level WC, panelled bath, pedestal wash hand basin, and a corner quadrant shower cubicle with sliding screen doors and a new wall-mounted electric shower. Tiled walls provide a practical finish, and a window to the side allows in natural light.

Outside, the rear garden enjoys a southeast-facing aspect and has been designed for low maintenance, laid mainly to paving with colourful flower and shrub borders, a rear access gate, and a security light. The front garden is also paved, with a stepped approach leading to the entrance porch, while on-street parking is available directly outside the property.



Ground Floor
651 sq.ft. (60.5 sq.m.) approx.



1st Floor
653 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA : 1304 sq.ft. (121.1 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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