



53 Southtown Road, Great Yarmouth

Great Yarmouth

Minors & Brady

## 53 Southtown Road

### Great Yarmouth

Set in the coastal town of Great Yarmouth, this three-storey home blends modern living with a sense of space and light. High ceilings and a bay window bring a welcoming openness to the sitting and dining area, while the kitchen opens onto a south/west-facing garden, creating a seamless connection between indoors and outdoors. Four generous bedrooms offer privacy and comfort, and the family bathroom provides a calm, contemporary retreat. Outside, the garden and outbuilding offer space to relax, work, or pursue hobbies, while the driveway with an EV charging point adds practical ease. This is a home designed to adapt to family life, where everyday moments and gatherings feel effortless.



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# 53 Southtown Road

## Great Yarmouth

- Three-storey mid-terrace residence in the coastal town of Great Yarmouth
- Perfect choice for someone looking to upsize in search for their family home
- Recently renovated to a modern standard, ready to adapt to your own preferences and style
- Open-plan sitting/dining room accentuated by high ceilings, a bay window and a decorative fireplace, inviting relaxation and entertaining
- Open-plan kitchen/dining room with French doors, equipped with quality cabinetry, an integrated oven, a gas hob, a built-in dishwasher, a central island and areas for your own appliances
- Four double bedrooms across the two upper floors, offering comfort and privacy
- Family bathroom comprising of a contemporary four-piece suite, including a corner bathtub, a shower cubicle, a toilet and a hand wash vanity
- A private, south/west facing garden featuring a decked terrace suitable for outdoor seating, a patio area and planted boundaries
- Brick-built outbuilding/garage with the potential to convert it into a home office, a studio, a home gym or additional accommodation (stpp)
- A brick-built driveway providing off-road parking for 3 vehicles and an EV charging point



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## Location

Southtown Road is situated in the southern part of Great Yarmouth, providing a residential setting that balances accessibility with a quieter, more suburban feel. Local amenities are within easy reach: small convenience stores, a post office, and a selection of cafés and takeaway outlets serve everyday needs, while larger supermarkets are a short drive or walk away. Families benefit from proximity to several schools, including Southtown Primary School and Great Yarmouth Charter Academy, both reachable within a few minutes by car or on foot.

Transport links are straightforward: the town centre is accessible via local bus services along Southtown Road, and Great Yarmouth railway station is within walking distance, offering connections to Norwich and beyond. Outdoor leisure is well catered for, with Southtown Common nearby, featuring open green spaces, sports facilities, and a skatepark. Overall, the area supports a practical lifestyle with convenient access to shops, schools, and transport while maintaining a calm, residential atmosphere.



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Step into this three-storey mid-terrace residence, perfectly positioned in the vibrant coastal town of Great Yarmouth. Ideal for those looking to upsize and create a family home, this recently renovated property combines modern comfort with timeless character, ready to be tailored to your personal style.

The welcoming entrance hall is bright and airy, setting the tone for the rest of the home and featuring a convenient WC for guests. The heart of the house is the open-plan sitting and dining room, where high ceilings, a charming bay window, and a decorative fireplace create a sense of space and warmth, perfect for relaxing with family or entertaining friends.

The open-plan kitchen/dining area is a true hub of modern living, equipped with high-quality cabinetry, an integrated oven, a gas hob, a built-in dishwasher, and a central island. French doors open directly onto the garden, inviting al fresco dining and effortless indoor-outdoor living. There's also space for your own appliances, allowing you to customise the kitchen to your exact needs.

Upstairs, four generously sized double bedrooms provide comfort and privacy for the whole family. The contemporary family bathroom features a four-piece suite, including a corner bathtub, shower cubicle, toilet, and hand wash vanity.



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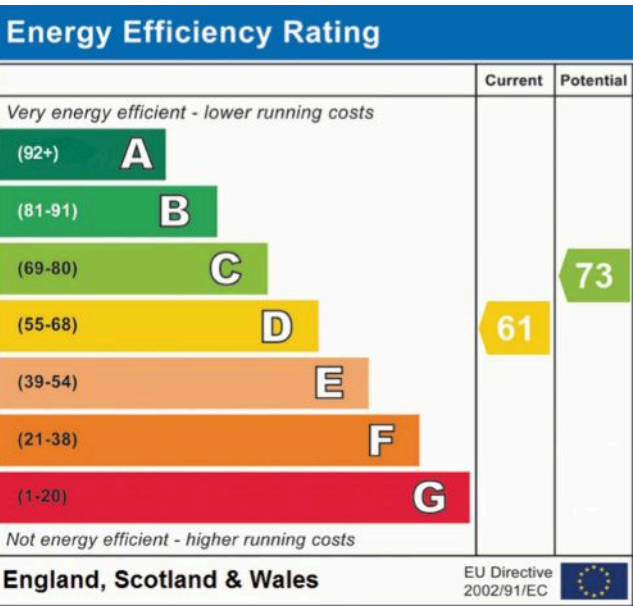
Great Yarmouth

Outside, a private south/west facing garden offers a peaceful retreat. Relax on the decked terrace, entertain on the patio, or enjoy the greenery framed by planted boundaries. The brick-built outbuilding/garage presents exciting potential to convert into a home office, studio, gym, or additional living space (subject to planning).

Practicality is key, with a brick-built driveway accommodating three vehicles and an EV charging point, making modern family living seamless. This home is more than just a house, it's a lifestyle, offering space, style, and versatility in one of Great Yarmouth's most desirable areas.

### Agents note

Freehold



Outbuilding  
178 sq.ft. (16.5 sq.m.) approx.

Ground Floor  
738 sq.ft. (68.6 sq.m.) approx.

1st Floor  
718 sq.ft. (66.7 sq.m.) approx.

2nd Floor  
154 sq.ft. (14.3 sq.m.) approx.



Sqft Includes The Outbuilding

**TOTAL FLOOR AREA : 1788 sq.ft. (166.1 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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# Dreaming of this home? Let's make it a reality



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Senior Property Consultant



Meet *James*  
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Meet *Lauren*  
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