



92 Walpole Road, Great Yarmouth  
Great Yarmouth

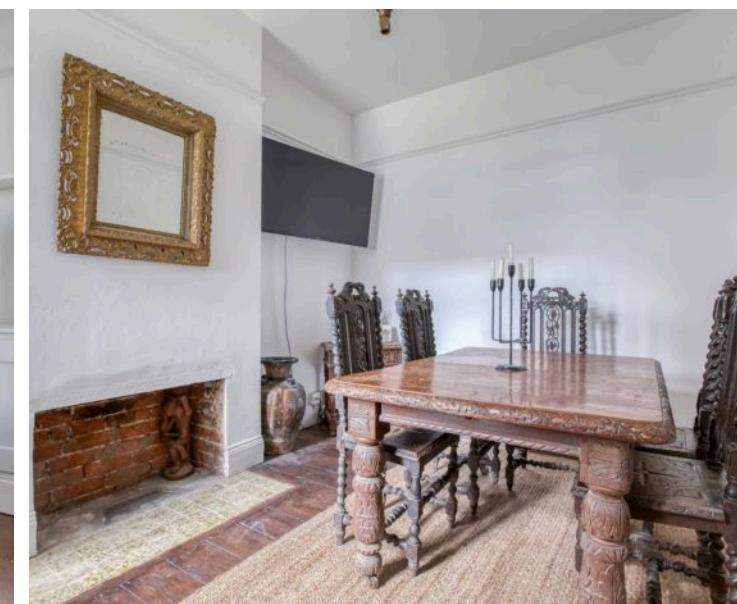


Minors & Brady

## 92 Walpole Road

Great Yarmouth

This bay-fronted terrace on a quiet residential road in Great Yarmouth is a bright and welcoming family home full of character. The sitting room, with its bay window and open fireplace, is filled with natural light, creating a warm and inviting space. The formal dining room offers flexibility for family meals, entertaining, or a home office or playroom. The modern kitchen with integrated appliances is complemented by a practical utility/WC for everyday convenience. Upstairs, three comfortable bedrooms, including one with a private en-suite, are joined by a family bathroom, with a generous second-floor bedroom also featuring its own en-suite, ideal for older children or guests. Outside, a low-maintenance courtyard provides a space for seating, dining, or storage, making this home a comfortable and adaptable environment for family life in a popular coastal town.



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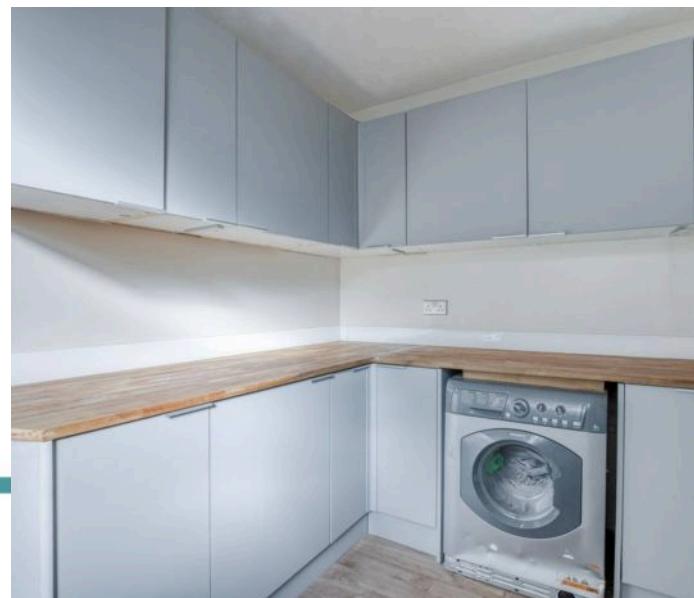


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# 92 Walpole Road

Great Yarmouth

- Bay-fronted terrace positioned down a residential road in the coastal town of Great Yarmouth
- Family home showcasing spacious and flexible accommodation that can easily adapt to your families preferences and style
- Retains the properties character features of high ceilings, original flooring, fireplaces and bay windows
- Elegant sitting room that is filled with an abundance of natural light from the bay window, accentuated by an open fireplace, wooden flooring and built-in cupboards
- Formal dining room for family meals or entertaining, with the flexibility to be a home office, snug or playroom for children
- Kitchen equipped with quality cabinetry, an integrated oven, an induction hob, a built-in fridge/freezer, a dedicated spot for a dishwasher and space for a breakfast bar unit
- Functional utility room/WC offering quality units, a Butler sink and plumbing for a washing machine
- A total of four bedrooms across the top floors, two of which benefit from private en-suites
- A family bathroom comprising of a bathtub and a hand wash basin, with a separate WC for convenience
- A private, low-maintenance courtyard for seating arrangements or a storage shed if preferred



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## Location

Walpole Road is located in the northwestern part of Great Yarmouth, Norfolk, within a predominantly residential area that is approximately a 10-15 minute walk from the coastline and the town's sandy beaches. Local convenience stores and small shops are scattered along nearby streets, with the larger shopping areas, including the Market Gates precinct and other town centre retailers, just a short walk or drive away.

Families living on Walpole Road have several schooling options within easy reach. Great Yarmouth Charter Academy is nearby for secondary education, while primary-aged children can attend schools such as Northgate Primary School or North Denes Primary School, all within a few minutes' commute.

Transport links are practical: regular bus services run along the main roads connecting residents to the town centre, seafront, and surrounding areas, while Great Yarmouth railway station is less than a mile away, offering routes to Norwich and further afield. For drivers, access to the A149 provides straightforward connections along the Norfolk coast.



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Great Yarmouth

Set along a quiet residential road in the coastal town of Great Yarmouth, this bay-fronted terrace offers a bright and inviting family home with flexible accommodation to suit a variety of lifestyles.

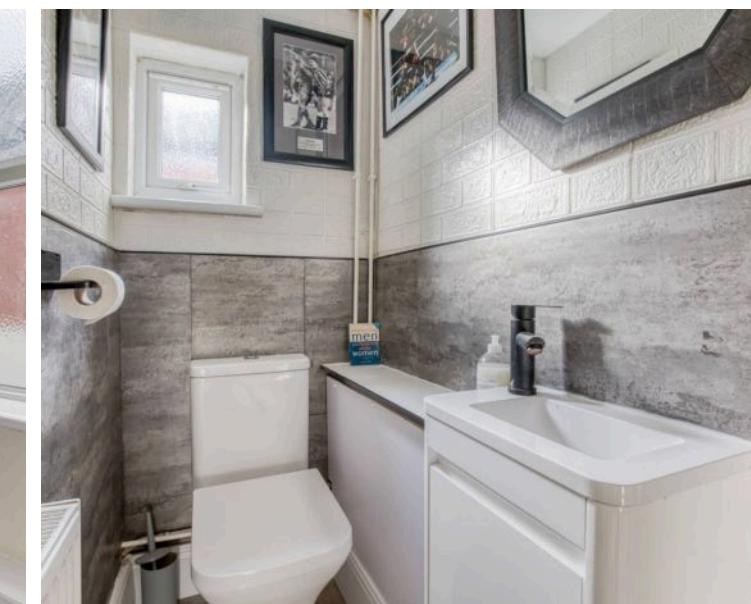
Full of character and charm, the property retains high ceilings, original flooring, fireplaces, and classic bay windows, all framed by a modern, well-presented interior.

The welcoming entrance hall leads into each reception room, starting with an elegant sitting room flooded with natural light from the bay window. The open fireplace, wooden flooring, and built-in cupboards create a warm and inviting space for relaxing or entertaining.

The formal dining room provides a versatile setting for family meals or gatherings, with the option to use it as a home office, snug, or playroom for children.

The kitchen is fitted with quality cabinetry and integrated appliances, including an oven, induction hob, and fridge/freezer, with space for a breakfast bar and a dedicated spot for a dishwasher.

A practical utility room with a Butler sink, storage units, and plumbing for a washing machine also houses a convenient guest WC.



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Upstairs, three bedrooms offer comfort and privacy, one with a private en-suite and another with built-in storage. The family bathroom includes a bathtub and hand wash basin, with a separate WC.

The second-floor bedroom is generous in size and features its own en-suite, making it ideal for older children or visiting family.

Outside, a low-maintenance courtyard provides space for seating, entertaining, or a storage shed if desired.

This home offers a seamless mix of style, practicality, and character in a sought-after coastal location, ready to accommodate modern family life.

## Agents Notes

Freehold

Connected to all mains services.

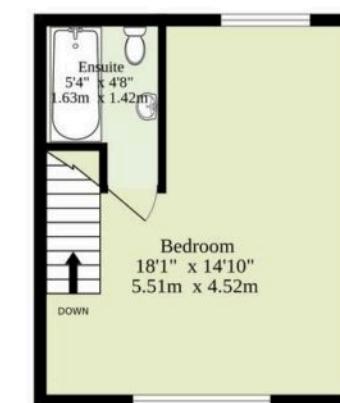


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		69
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Ground Floor  
610 sq.ft. (56.7 sq.m.) approx.

1st Floor  
612 sq.ft. (56.9 sq.m.) approx.

2nd Floor  
281 sq.ft. (26.1 sq.m.) approx.



TOTAL FLOOR AREA : 1503 sq.ft. (139.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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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Senior Property Consultant



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