



50 Walpole Road, Great Yarmouth

Great Yarmouth



Minors & Brady

# 50 Walpole Road

Great Yarmouth, Great Yarmouth

Designed to offer spacious and well-arranged accommodation, this extensively updated home is presented in excellent condition throughout, featuring replacement windows and doors, a boiler installed in October 2017, updated electrics, full roof felting replacement and a new oven installed in December 2025, centred around a generous open plan lounge and dining room with dual aspect windows and a feature fireplace. A modern fitted kitchen with shaker style units and integrated cooking appliances sits alongside a stylish ground floor bathroom with separate bath and shower, while upstairs provides three separate bedrooms and an additional cloakroom, with a loft converted for storage offering further practical space, and an enclosed rear garden with paved areas, artificial lawn and a timber shed completing the home, all positioned on Walpole Road within a well established residential area of Great Yarmouth close to local shops, schools, healthcare services, the town centre and seafront.

## Location

Walpole Road is positioned within a well-established residential area of Great Yarmouth, offering convenient access to a range of everyday amenities, including local shops, supermarkets, schools, and healthcare services. The town centre and seafront are within easy reach, providing a variety of retail, dining, and leisure options, along with access to sandy beaches and coastal walks. Regular bus services operate nearby, while Great Yarmouth railway station offers connections to Norwich and onward routes. The area also benefits from nearby parks and green spaces, suitable for outdoor activities. Road links via the A47 provide straightforward access to surrounding towns and the Norfolk countryside. Overall, the location is well-suited for those seeking access to both local conveniences and coastal attractions.

M&B





M&B

# 50 Walpole Road

Great Yarmouth, Great Yarmouth

## Walpole Road, Great Yarmouth

Stepping inside, the property is accessed via a composite entrance door opening into a welcoming entrance hall, finished with wood effect flooring and clean, neutral décor, setting the tone for the rest of the home. From here, a glazed internal door leads through to the main living space.

The lounge and dining room is arranged as a generous open plan area, offering clearly defined seating and dining zones. A large front window and a further window to the rear allow for excellent natural light throughout the space. Wood effect flooring continues underfoot, while a feature wall with mounted television and a modern electric fireplace with surround provides a focal point. The layout allows ample room for both a substantial seating arrangement and a full dining table, making it well suited to everyday living.

The kitchen is positioned to the rear and is fitted with a range of cream shaker style wall and base units with wood effect work surfaces. Integrated cooking appliances include a four ring gas hob with extractor above and an electric oven, with additional space for further appliances. A sink unit sits beneath a window overlooking the side aspect, and recessed ceiling lighting is in place. A door leads through to a rear lobby, which provides access to the garden.

Also on the ground floor is a bathroom fitted with a white suite including a panelled bath, separate shower enclosure, WC and hand wash basin set within a vanity unit. The room is fully tiled with a window to the rear allowing for natural light.



# 50 Walpole Road

Great Yarmouth, Great Yarmouth

Stairs rise to the first floor landing, where there are three separate bedrooms. The principal bedroom is positioned to the front and includes space for furnishings along with a window allowing for good light. Two further bedrooms are located to the rear, each with windows and suitable for a range of uses. A cloakroom is also located off the landing and is fitted with a WC and hand wash basin.

From the landing, access is provided to the loft room via a ladder. The loft has been boarded and finished with lighting, offering a usable storage space with a vaulted ceiling and exposed brickwork.

Externally, the front of the property is enclosed by a low brick wall with wrought iron detailing and a gated entrance leading to the front door. To the rear, the garden is arranged with a combination of paved areas and artificial lawn, creating defined seating spaces. A timber shed provides additional storage, and the garden is enclosed by boundary walls with access leading to a rear passage.

The property benefits from all new double glazed windows and doors, along with a number of updates including a recently installed boiler, updated electrics and roof works, enhancing both efficiency and overall finish throughout.

## Agents notes

Sold freehold, connected to main services: water, electricity, gas and drainage.

Gas Central Heating

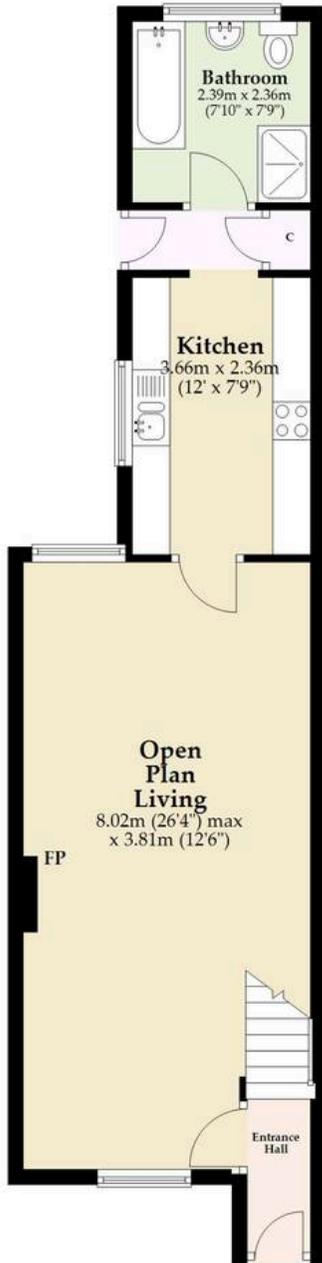
Council Tax Band- A



M&B

### Ground Floor

Approx. 48.3 sq. metres (519.8 sq. feet)



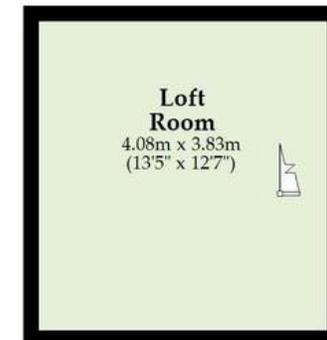
### First Floor

Approx. 35.8 sq. metres (385.4 sq. feet)



### Second Floor

Approx. 15.6 sq. metres (168.3 sq. feet)



Total area: approx. 99.7 sq. metres (1073.5 sq. feet)

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.

Plan produced using PlanUp.

# Dreaming of this home? Let's make it a *reality*



Meet *Sarah*  
Senior Property Consultant



Meet *James*  
Property Consultant



Meet *Lauren*  
Property Consultant

Minors & Brady  
*Your home, our market*

 [caister@minorsandbrady.co.uk](mailto:caister@minorsandbrady.co.uk)

 01493 806188

 48 High Street, Caister-on-Sea, Great Yarmouth, NR30 5EH

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



## How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



**Matt Waters**  
Senior Mortgage  
and Protection Advisor



**Victoria Payne**  
Mortgage and  
Protection Advisor

Scan to book your  
appointment today



T: 01692 531372

E: [enquiries@norfolk-mortgages.co.uk](mailto:enquiries@norfolk-mortgages.co.uk)