



45 North Denes Road, Great Yarmouth

Great Yarmouth



Minors & Brady

45 North Denes Road

Great Yarmouth

Set just a short walk from the coast, this six-bedroom mid-terrace offers a spacious and adaptable family home over three floors. The property combines generous living areas with practical layouts, including a bay-fronted sitting room, a modern kitchen, and a flexible ground-floor dining room that could serve as a bedroom, home office, or snug. With a private, low-maintenance courtyard and easy access to local schools, shops, and the seafront, the home provides both comfort and convenience. Ideal for a growing family or those seeking a versatile property in a well-connected coastal town, it presents a rare opportunity to create a home that suits your own lifestyle and needs.

Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas combi boiler.

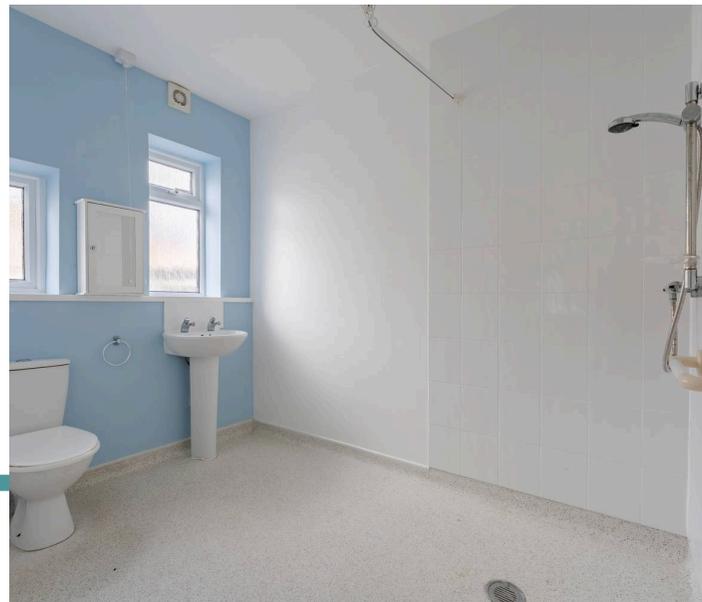
On-road parking available at the front of the property (Minors & Brady is unable to verify this information).



45 North Denes Road

Great Yarmouth

- Six-bedroom mid-terrace home arranged over three floors, providing flexible accommodation for families of all sizes or for an investment purchase
- Bay-fronted living room with natural light and space for relaxation or entertaining
- Ground-floor dining room that can be used as a snug, home office, or additional bedroom to suit your lifestyle
- Kitchen fitted with modern units, freestanding oven, sink and drainer, and space for freestanding appliances
- Ground-floor bedroom with an accessible wet room, suitable for a variety of needs
- Four first-floor bedrooms offering comfortable accommodation and privacy
- Two second-floor bedrooms that could serve as a home office, dressing room, or children's playroom
- First-floor shower room comprising a three-piece suite, complemented by a separate WC for added convenience
- Private rear courtyard, predominantly paved, providing space for outdoor seating, plants, or a timber shed
- Easy access to a wide range of amenities including shops, schools for all ages, transport links and the coastline



45 North Denes Road

Great Yarmouth

Great Yarmouth

North Denes Road runs through the northern part of Great Yarmouth, close to the coastline and just a short walk from the town's northern seafront. There are small independent shops, cafes, and a few guesthouses, giving it a practical, lived-in feel. For daily essentials, there are nearby convenience stores and a small cluster of local shops along adjacent streets, while the wider retail options of Great Yarmouth town centre are easily accessible within a few minutes by car or bus.

Education in the area is well catered for. North Denes Primary School is just off the road, while Northgate Primary School and St Nicholas Priory Primary School are within a short walking distance. For secondary education, Great Yarmouth Charter Academy and Sir John Leman High School are the nearest larger schools, providing options for older children.

Transport links are convenient for both local and regional travel. Regular bus services run along nearby main roads connecting to the town centre and surrounding villages. Great Yarmouth railway station is only a short journey away, offering direct connections to Norwich and beyond, while road access to the A47 provides links across Norfolk and towards the Midlands.



45 North Denes Road

Great Yarmouth

This substantial mid-terrace home offers generously proportioned accommodation across three floors, extending to approximately 1,566 sqft. Thoughtfully designed with flexibility in mind, the property provides ample living space, making it an ideal choice for a large family or those seeking versatile accommodation.

The home welcomes you via a practical entrance hall, setting the tone for the spacious accommodation beyond. To the front, a bay-fronted living room provides a bright and inviting space for relaxation or entertaining, with natural light accentuating the room's proportions. A second reception room offers flexible usage, whether as a family sitting area, playroom, or home study, providing practical adaptability to suit a range of lifestyles.

At the heart of the property, the kitchen is fitted with modern units and includes a freestanding oven, a sink and drainer, and ample space for freestanding appliances. Adjoining the kitchen, the ground-floor dining room offers versatility, suitable for formal dining, a snug, or an additional bedroom or home office, allowing the layout to be tailored to individual needs. This functional space is enhanced by its connection to the courtyard, providing seamless indoor-outdoor living.



45 North Denes Road

Great Yarmouth

The property accommodates six bedrooms across three floors. The ground floor features a generously sized wet room, easily accessible and suitable for all ages and abilities. On the first floor, a shower room comprises a classic three-piece suite, complemented by a separate WC for convenience. Four first-floor bedrooms provide comfortable accommodation, while two further rooms on the second floor offer potential for a home office, dressing room, or children's playroom, ensuring the home adapts to evolving household requirements.

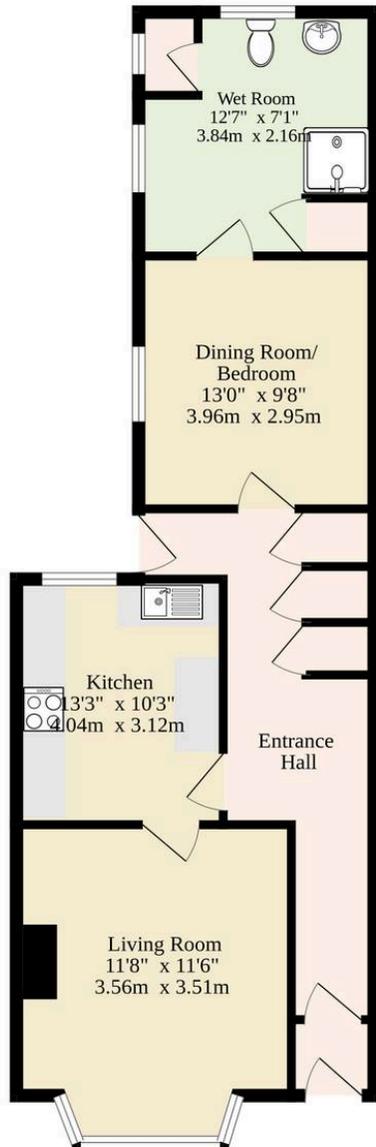
Externally, the property benefits from a private, low-maintenance courtyard, predominantly paved and ideal for outdoor seating and potted plants. There is scope to add a timber shed if desired. A modest front garden enhances the property's kerb appeal while remaining easy to maintain.

The home's layout, combined with its location and flexible accommodation, offers both practicality and comfort, making it an attractive proposition for families or as an investment purchase.

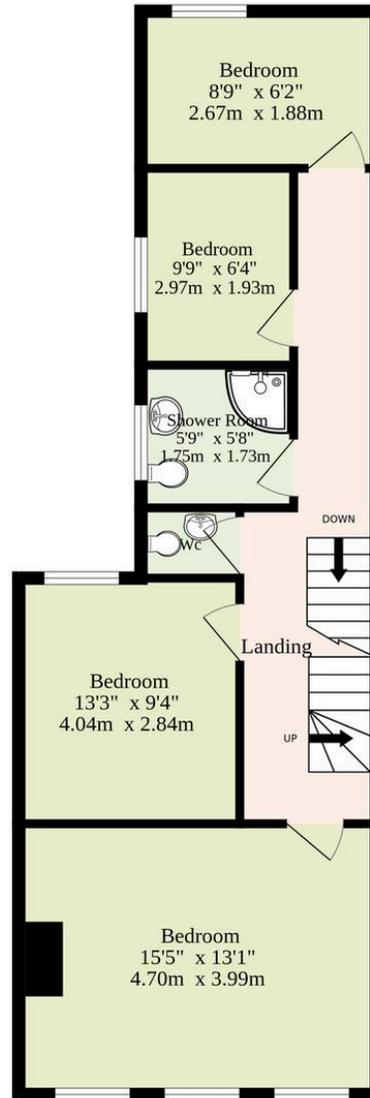


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

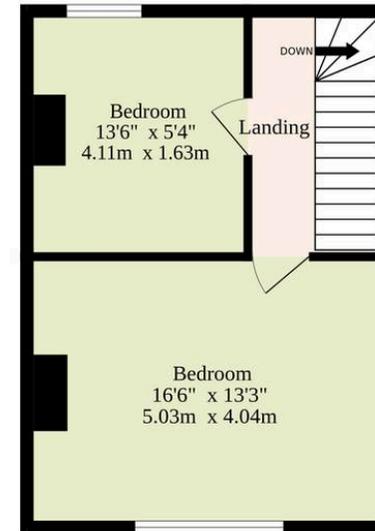
Ground Floor
613 sq.ft. (56.9 sq.m.) approx.



1st Floor
584 sq.ft. (54.3 sq.m.) approx.



2nd Floor
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 1566 sq.ft. (145.5 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.

Made with Metropix ©2026

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

 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
Director and
Principal



Victoria Payne
Mortgage and
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk