



56 Boundary Road, Great Yarmouth
£210,000

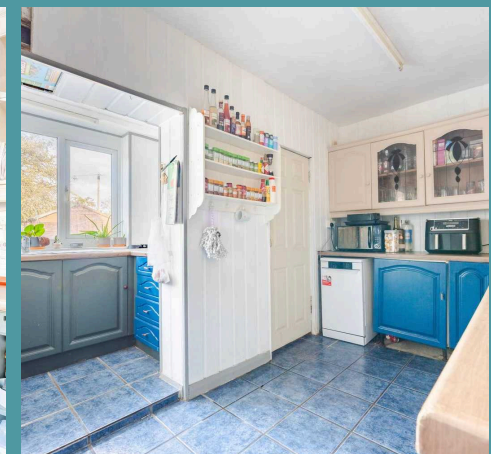
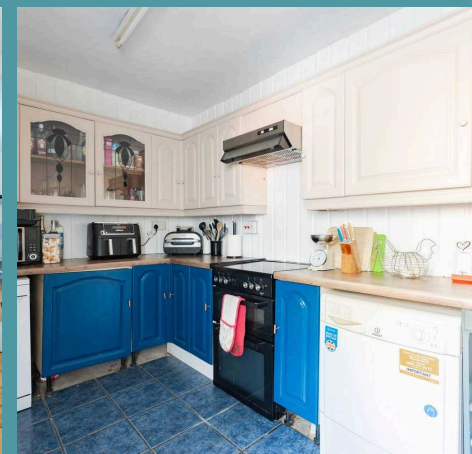
56 Boundary Road

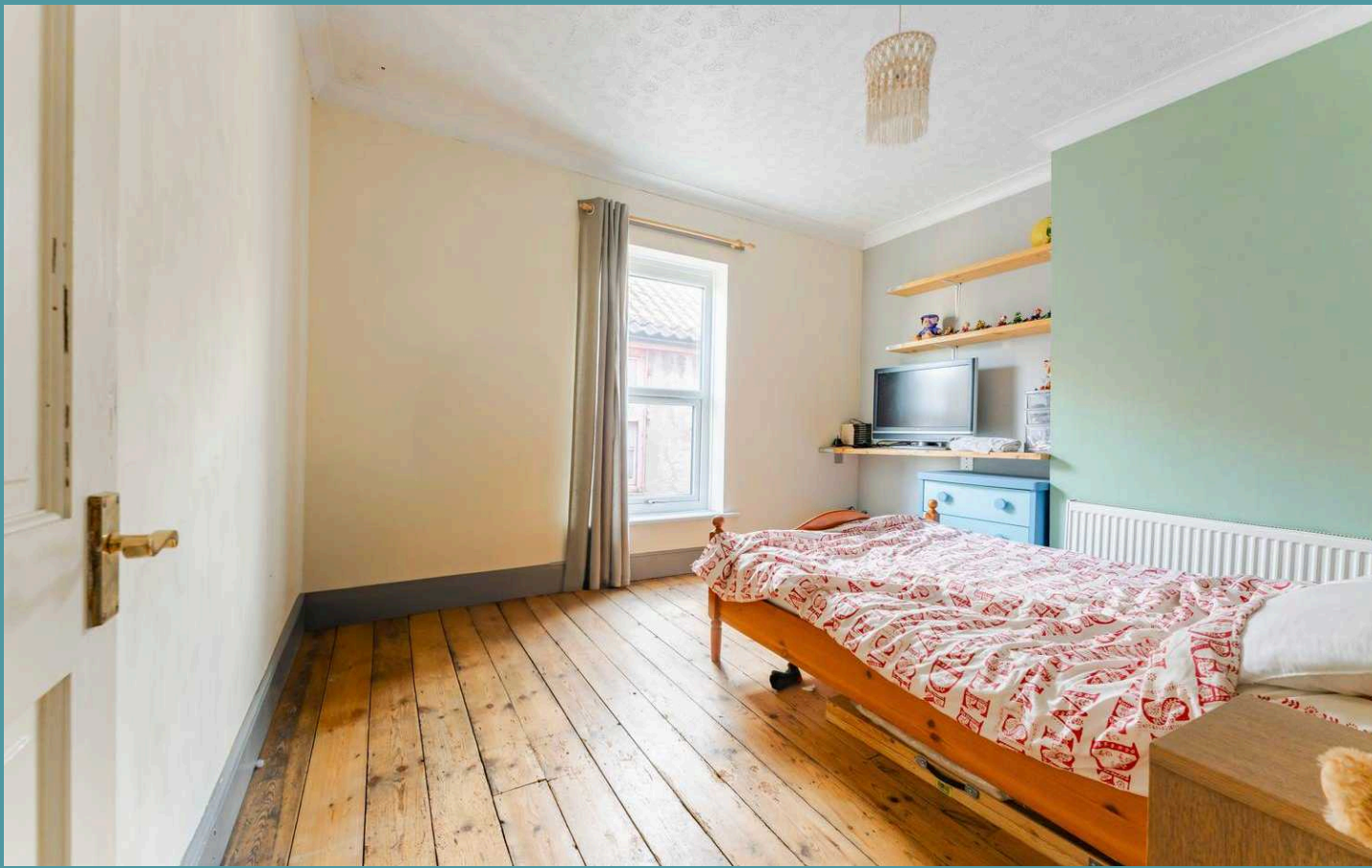
Great Yarmouth

This generous end-terrace home boasts over 1,400 sq. ft. of adaptable living space, complete with modern touches and recently installed uPVC double-glazed windows, making it perfect for family life or entertaining. Located just outside Great Yarmouth, the property features off-road parking, a secluded rear garden, and convenient access to the new bridge crossing. Inside, you'll find an expansive open-plan dining and family area, a bay-fronted sitting room that could serve as a fourth bedroom, and a separate utility room for added convenience. Upstairs, three spacious double bedrooms and a stylish four-piece bathroom ensure comfort and plenty of room for everyone.

The Location

Situated at Boundary Road in the vibrant coastal town of Great Yarmouth, NR31, this property benefits from a convenient and well-connected location. Just a short drive from the town center, it offers easy access to local amenities, shops, and restaurants, while also being close to Great Yarmouth's scenic beaches and iconic seafront. The nearby A47 provides quick routes to Norwich and the surrounding areas, and the new bridge crossing improves connectivity even further. This peaceful residential area is ideal for those seeking a balance between proximity to Great Yarmouth's lively attractions and coastal charm.





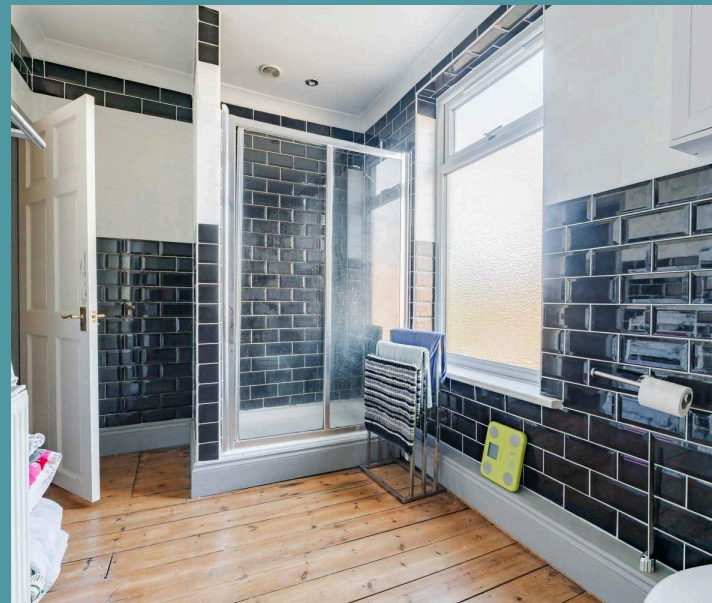
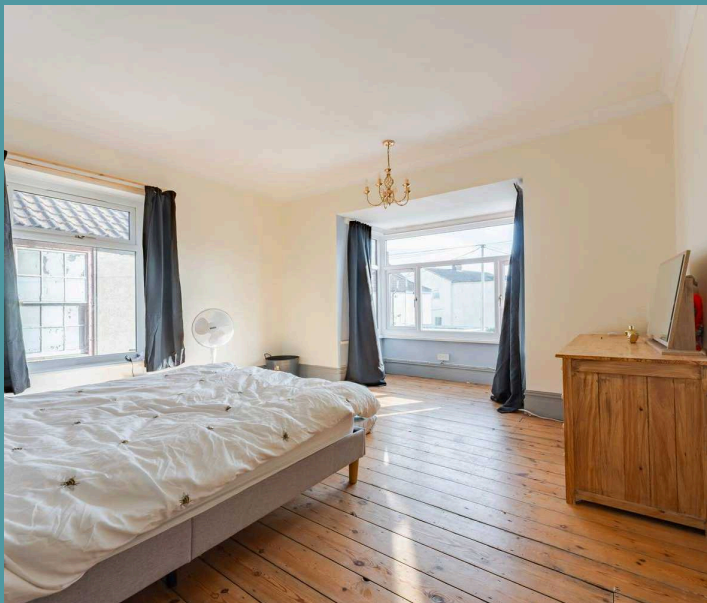
56 Boundary Road

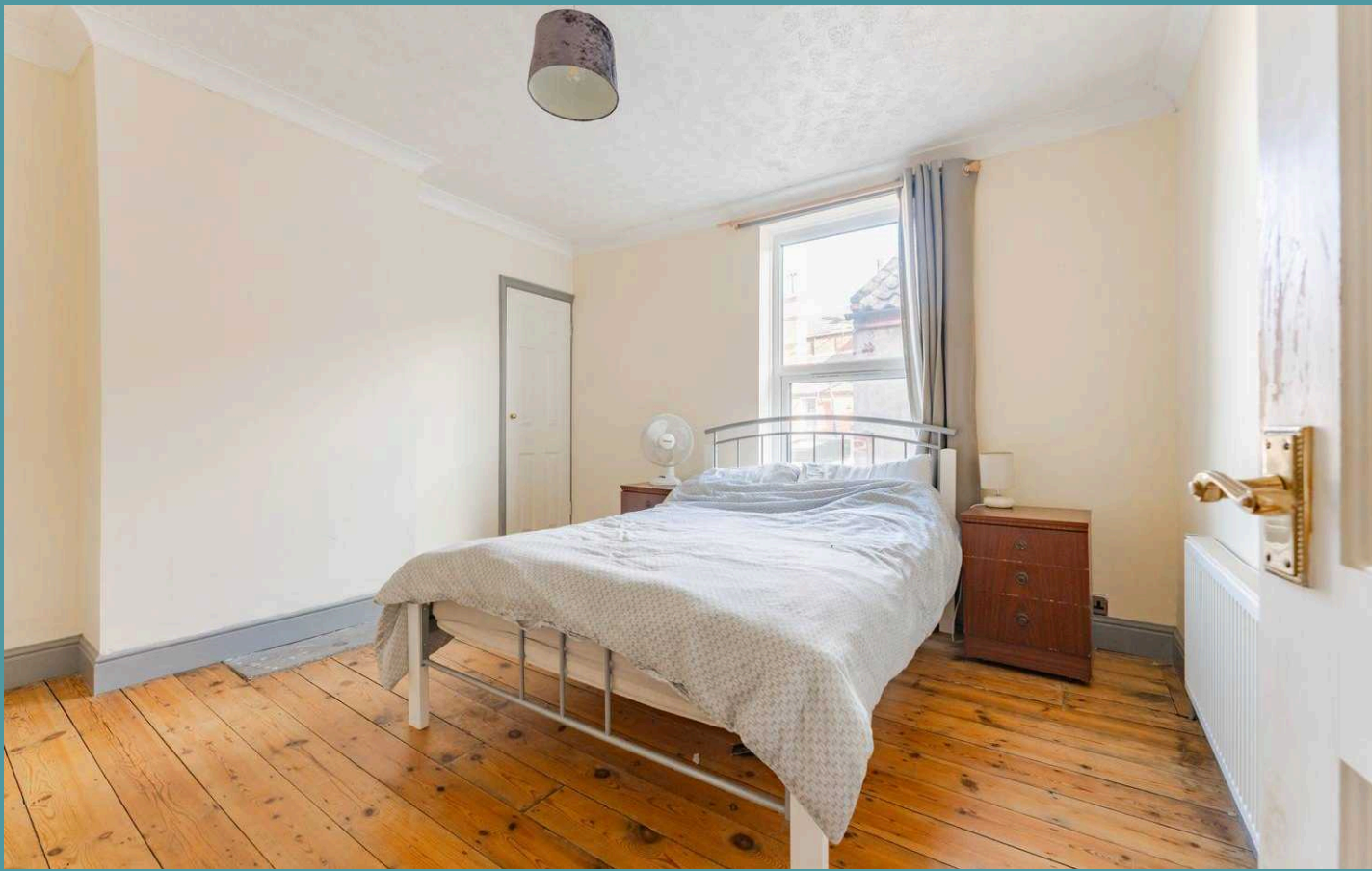
Great Yarmout

Boundary Road

This spacious end-terrace home, with over 1,400 sq. ft. of living space (STMS) and recently installed uPVC double-glazed windows (2024), combines ample room sizes with modern finishes, making it ideal for flexible living and entertaining. Positioned in a peaceful location just outside of town and close to the new bridge crossing, the home provides off-road parking for two vehicles at the front, and a lawned, private garden at the rear. With gas-fired central heating (boiler installed in 2020) and substantial roof work completed in recent years, this property offers both comfort and efficiency for modern living.

Inside, a welcoming hall entrance leads to a bay-fronted sitting room, perfect as a fourth bedroom or additional lounge space, with abundant natural light from dual aspect windows and a charming feature fireplace. An impressive 25' open-plan dining and family room extends toward the kitchen, providing a versatile area for gatherings or play. The L-shaped kitchen layout allows for an electric cooker, ample workspace, and a picture window that looks over the garden. Additionally, a separate utility room offers extra storage and appliance space, rounding out the ground floor.





56 Boundary Road

Great Yarmouth

Upstairs, three double bedrooms, all accessible from the landing, offer generous proportions, including the main bay-fronted bedroom with a walk-in wardrobe.

The spacious, modernized family bathroom features a four-piece suite, including a double shower with stylish tiled splashbacks.

Outside, the walled rear garden includes a patio and central lawn area, creating a private space with side planting, a timber storage shed, and gated access to the rear.

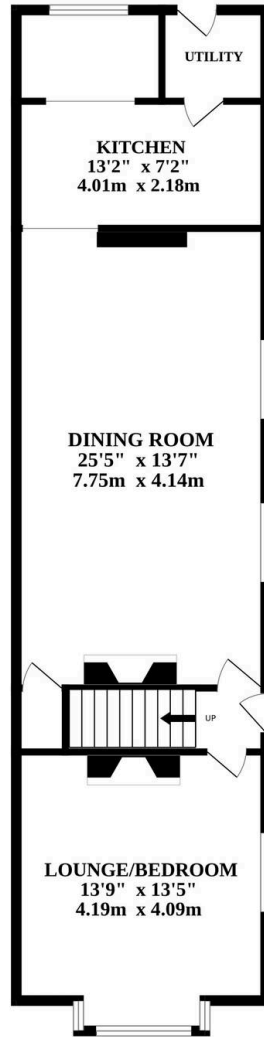
Agents Note

Sold Freehold.

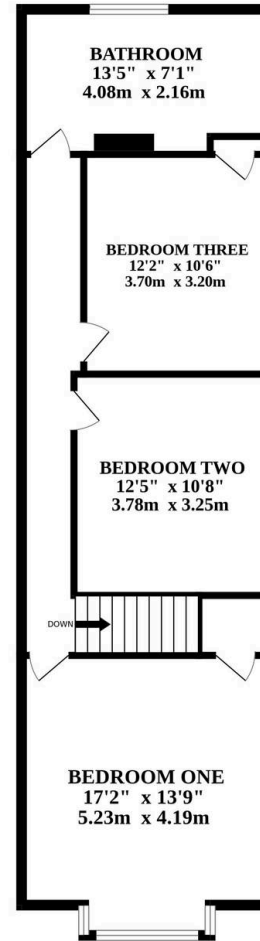
Connected to all mains services.



GROUND FLOOR



1ST FLOOR



BOUNDARY ROAD, NR31 0JY

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 ©2024

