



40 Princes Road, Great Yarmouth

Great Yarmouth

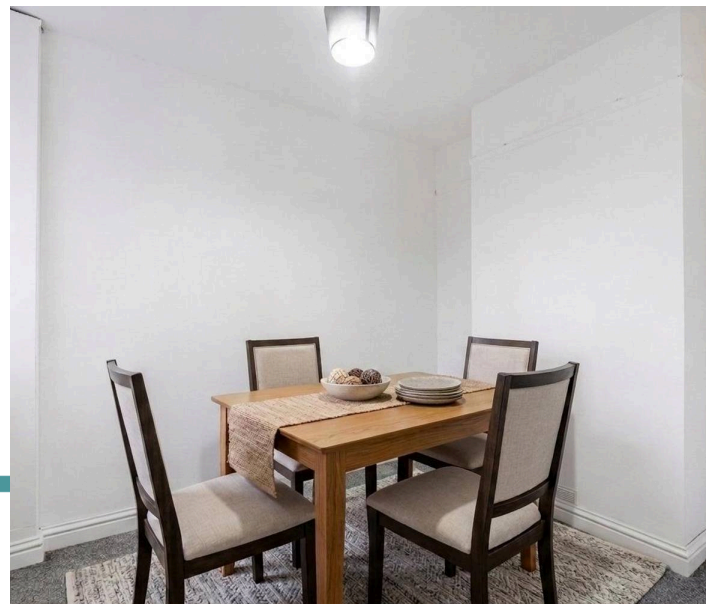
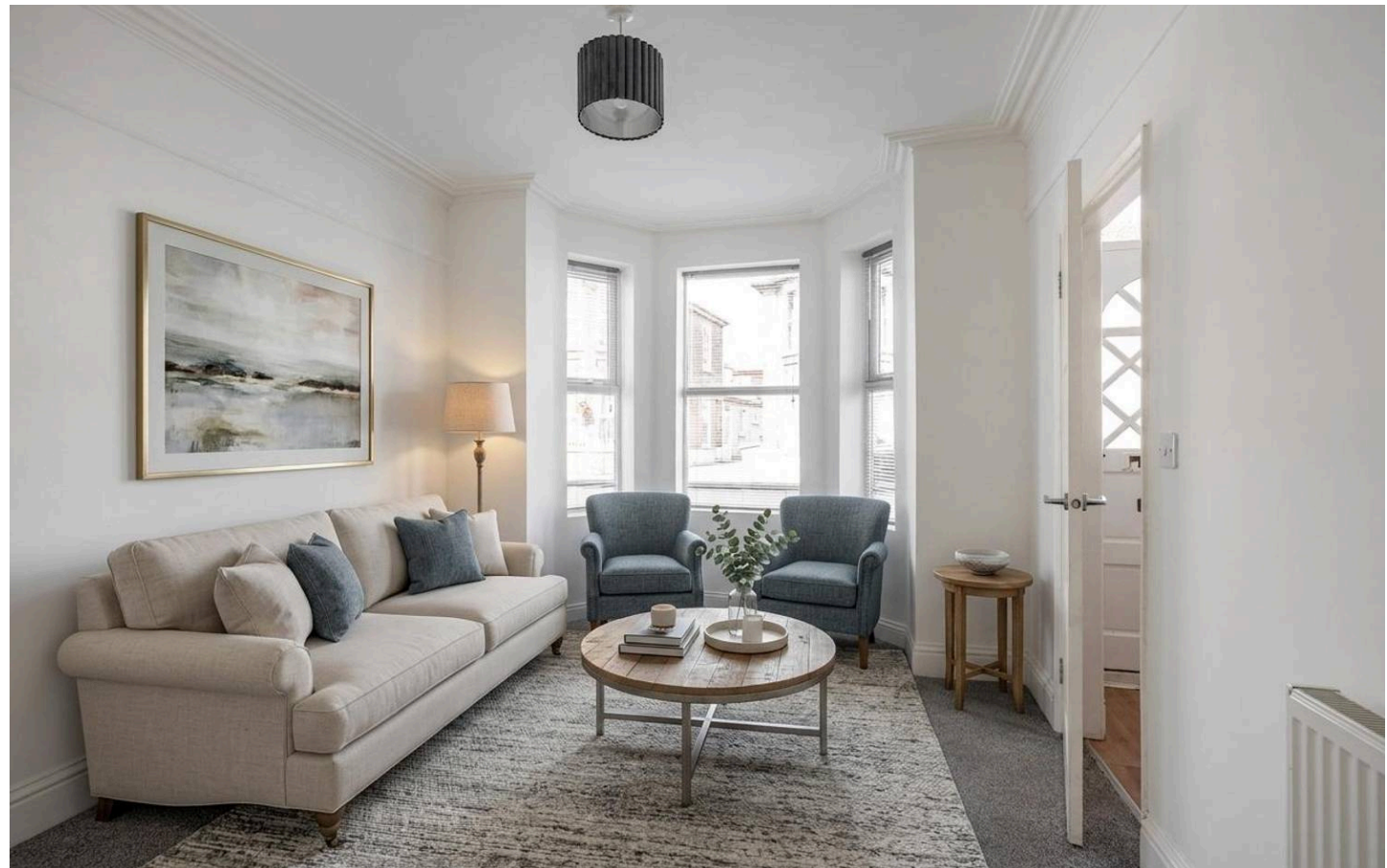


Minors & Brady

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A home that offers space to settle into daily life with ease, this end-of-terrace residence is offered chain free and sits along a quiet residential road in Great Yarmouth, within easy reach of the town's amenities and coastline. The layout has been thoughtfully arranged to support both family living and flexible use of space, with two reception rooms including a bay-fronted living room and a separate dining room that works well for both relaxed evenings and more sociable occasions. The kitchen is modern, with a separate utility room that keeps practical needs neatly tucked away. A versatile ground floor room adds further adaptability, suitable as a home office or additional bedroom, alongside a convenient WC. Upstairs, three well-proportioned bedrooms are accessed off the landing, with the principal room enjoying the character of a bay window, while the family bathroom is finished with a classic three-piece suite. Don't miss the opportunity to make this property your home.



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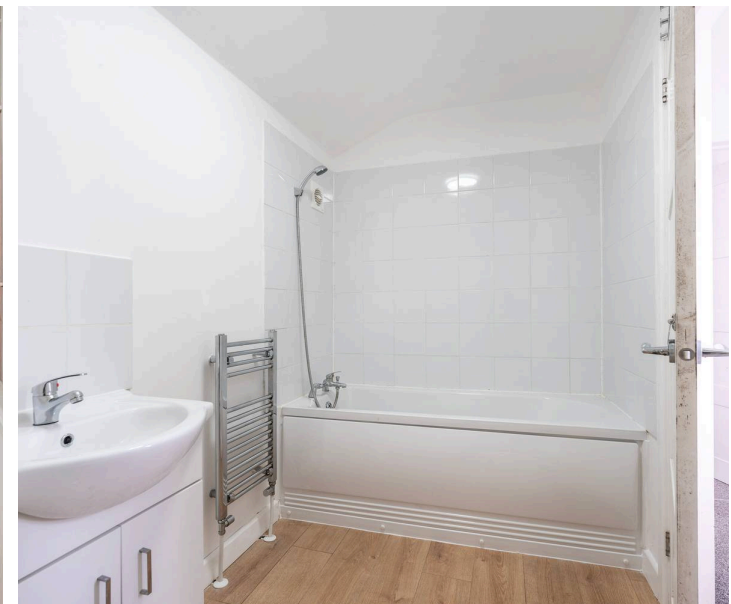
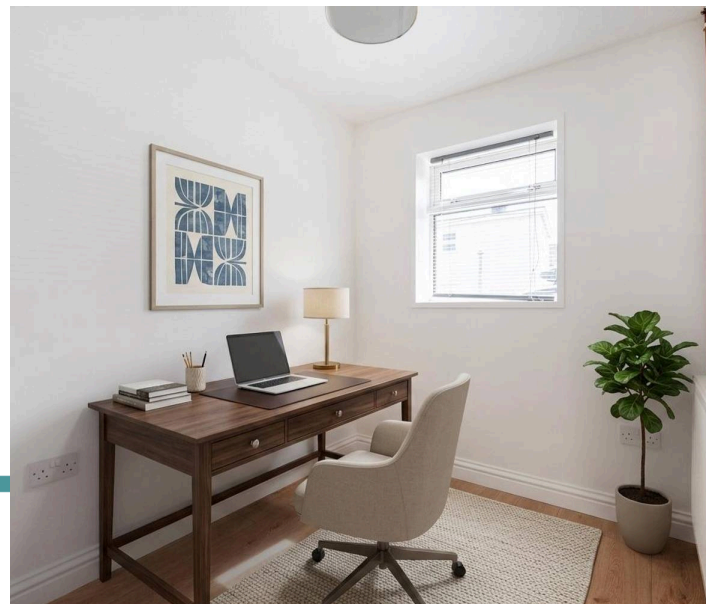
Great Yarmouth

Princes Road in Great Yarmouth is located just inland from the seafront, in one of the town's older residential grids. It sits within easy reach of the beach and promenade, but it isn't directly on the tourist front itself. In terms of local amenities, you're within walking distance of the main town centre and Regent Road, which acts as a commercial spine between the seafront and Market Gates shopping centre. This is where you'll find a mix of convenience stores, discount shops, takeaways, cafés, charity shops, and seasonal tourist-focused businesses. There are also smaller corner shops and off-licences scattered through the surrounding residential streets, meaning most day-to-day needs can be met without leaving the area.

For schools, the closest primary options typically include St Nicholas Priory Primary School and Northgate Primary School, both serving nearby neighbourhoods within walking or short cycling distance depending on exact placement. For secondary education, Great Yarmouth Charter Academy is the main comprehensive school in the town and is usually accessed via a short bus journey or a longer walk.

Transport links are fairly straightforward for a town of this size. Great Yarmouth railway station is within walking distance or a short bus ride, offering services mainly towards Norwich, which then connects onward to wider national routes. Local buses run regularly through the town centre, linking residential areas like Princes Road with Gorleston, the seafront, and outlying suburbs. The A47 provides the main road route out of the town towards Norwich and the broader East Anglian road network.

M&B



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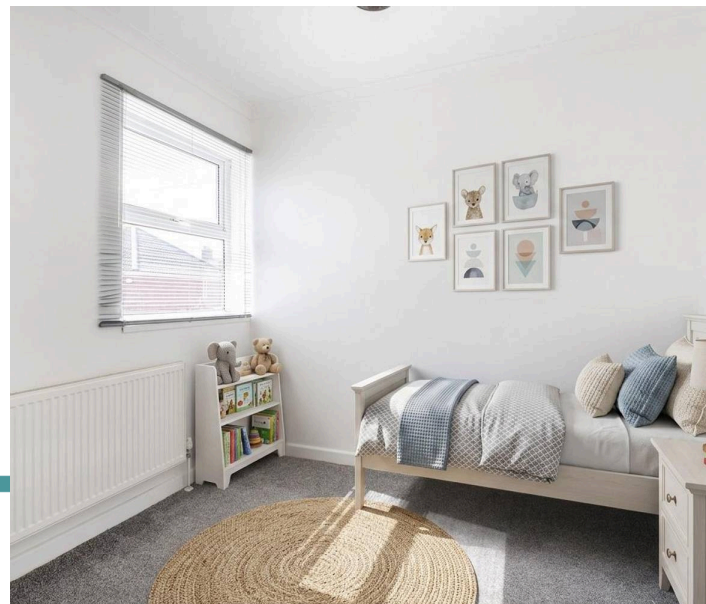
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The ground floor features two separate reception rooms. To the front, the bay-fronted living room provides a bright and welcoming space, with a natural focal point created by the bay window. Its proportions allow for a comfortable arrangement of seating while maintaining an easy flow. The second reception room is arranged as a formal dining space, well suited to family meals or hosting.

The kitchen sits to the rear and is fitted with gloss cabinetry and quality worksurfaces, presented in a clean, contemporary finish. An integrated oven is included, alongside designated areas for appliances, ensuring the space remains functional and well ordered. A separate utility room extends the practical appeal, offering additional storage and space for laundry and household tasks, keeping the kitchen itself uncluttered and efficient.

Further flexibility is provided by a ground floor room that can serve as a home office, playroom, or additional bedroom, depending on requirements. This is supported by a conveniently located ground floor WC, adding everyday practicality and ease of use.

To the first floor, three bedrooms are accessed from the landing. The principal room benefits from a large bay window, drawing in natural light and adding character to the space. The remaining bedrooms are well proportioned and suited to a variety of uses.



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The bathroom is fitted with a traditional three-piece suite comprising bath, wash basin and WC, finished with a heated towel radiator for added comfort. The presentation is straightforward and functional, supporting the needs of a busy household.

This is a property that offers adaptable accommodation across both floors, with a layout that responds well to modern living requirements.

Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas combi boiler.

Please be aware that the images have been AI-staged to showcase the furniture in the rooms. We recommend visiting the property in person to fully evaluate the space and its features.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

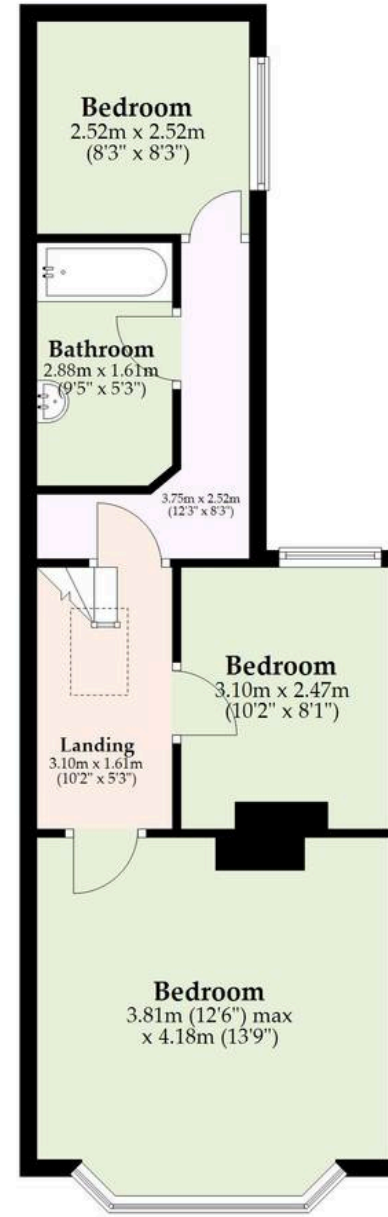
Ground Floor

Approx. 48.5 sq. metres (521.9 sq. feet)
(excluding Utility)



First Floor

Approx. 46.1 sq. metres (495.8 sq. feet)



Total area: approx. 94.5 sq. metres (1017.6 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.

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Senior Property Consultant



Meet *Dan*
Branch Partner



Meet *Lauren*
Property Consultant

Minors & Brady
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