



29 Duncan Road, Great Yarmouth

Minors & Brady

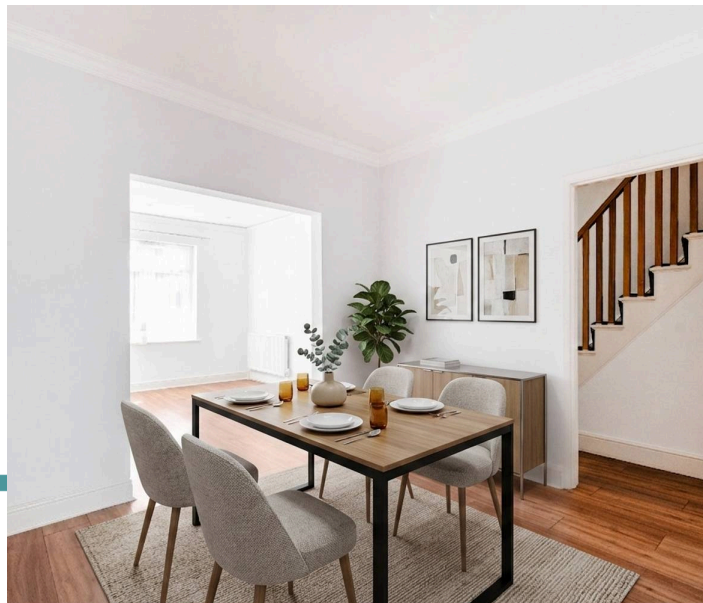


29 Duncan Road

Great Yarmouth

This beautifully presented three bedroom mid terraced house offers a spacious and well maintained accommodation in a popular residential area of Great Yarmouth. Well suited to first time buyers, families or investors, the property offers a comfortable and versatile layout with a particularly generous open plan lounge and dining room, a stylish fitted kitchen and three well proportioned bedrooms.

The accommodation is complemented by a contemporary family bathroom and low-maintenance outdoor space, creating a home that is both practical and easy to maintain.

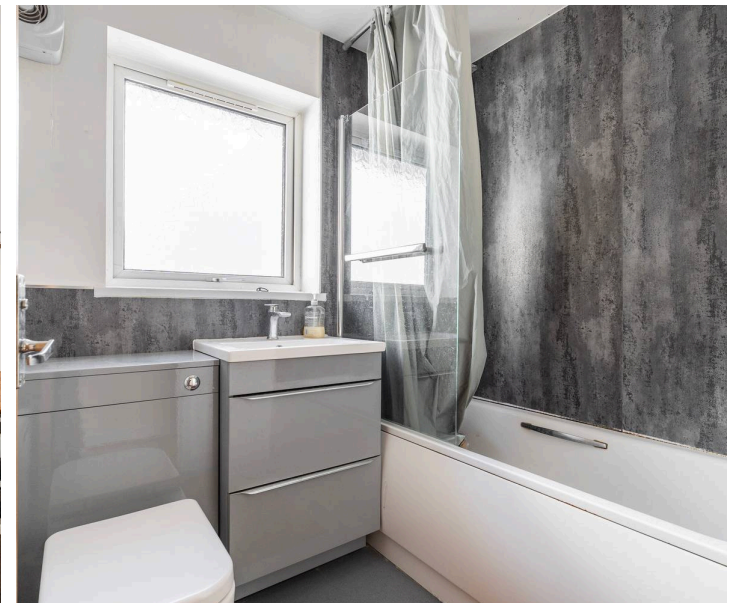


M&B

29 Duncan Road

Great Yarmouth

- Beautifully presented three bedroom mid terraced house situated in the popular coastal town of Great Yarmouth, offering well maintained accommodation ideal for first time buyers, families or investors
- Spacious open plan lounge and dining room providing an excellent main reception space, with ample room for both comfortable seating and dining furniture and attractive laminate flooring
- Stylish fitted kitchen offering a good range of modern wall and base units, work surfaces, freestanding oven with electric hob, extractor hood and space for both a fridge freezer and washing machine
- Three well proportioned bedrooms arranged across the first floor, including two generous double bedrooms and a useful third bedroom suitable for a child, guest room or home office
- Contemporary family bathroom fitted with a white three piece suite comprising bath with shower over, WC and wash basin
- Attractive presentation throughout with a neutral finish, laminate flooring to the principal ground floor rooms and well maintained accommodation ready for the new owner to move straight into
- Low maintenance front garden providing an attractive approach to the property, with side access also providing a practical connection between the front and rear of the home
- Conveniently positioned in Great Yarmouth, within easy reach of a wide range of local amenities





29 Duncan Road

Great Yarmouth

Location

Situated in a well-established residential area of Great Yarmouth, Duncan Road is conveniently located for access to the town centre and a wide range of everyday amenities. Local shops, schools, healthcare facilities, and regular bus services are all within easy reach, while the town centre provides a broader selection of shops, supermarkets, cafés, restaurants, and leisure facilities. Great Yarmouth railway station also provides rail connections to Norwich and other destinations, with the town's main road network offering convenient access to the surrounding area.

The property is also well placed for enjoying Great Yarmouth's extensive seafront, with sandy beaches, the promenade, and popular attractions including the Britannia Pier and Pleasure Beach all within easy reach.

Duncan Road, Great Yarmouth

Stepping inside, the entrance hall immediately gives a bright and welcoming feel, with attractive laminate flooring and useful understairs storage. From here, the property opens into the impressive lounge and dining room, which forms the main social space of the home.



M&B



29 Duncan Road

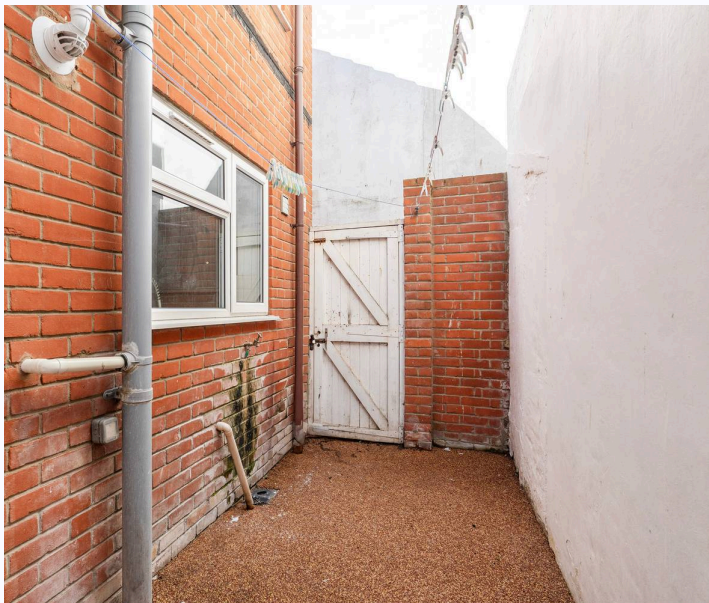
Great Yarmouth

The open plan layout provides plenty of room for both comfortable seating and dining, while windows to the front and rear bring good natural light into the room. It is an easy space to imagine settling into for everyday life, while also offering plenty of room when entertaining family and friends.

The kitchen sits to the rear and has been fitted with a good range of modern wall and base units, providing plenty of storage and useful preparation space. There is space for the essential appliances, alongside a freestanding oven, electric hob and extractor hood. A side door provides convenient access outside, making this a practical space for day to day living.

Heading upstairs, the first floor landing leads naturally through to the three bedrooms and family bathroom. The bedrooms are all well proportioned, with two offering comfortable double bedroom accommodation and the third providing a versatile additional room that could also work well as a home office or study. The contemporary bathroom completes the first floor with a white three piece suite, including a bath with shower over.

Outside, the property benefits from a low maintenance front garden, providing an attractive approach without requiring extensive upkeep. Side access adds further practicality and provides a convenient connection to the outside space.



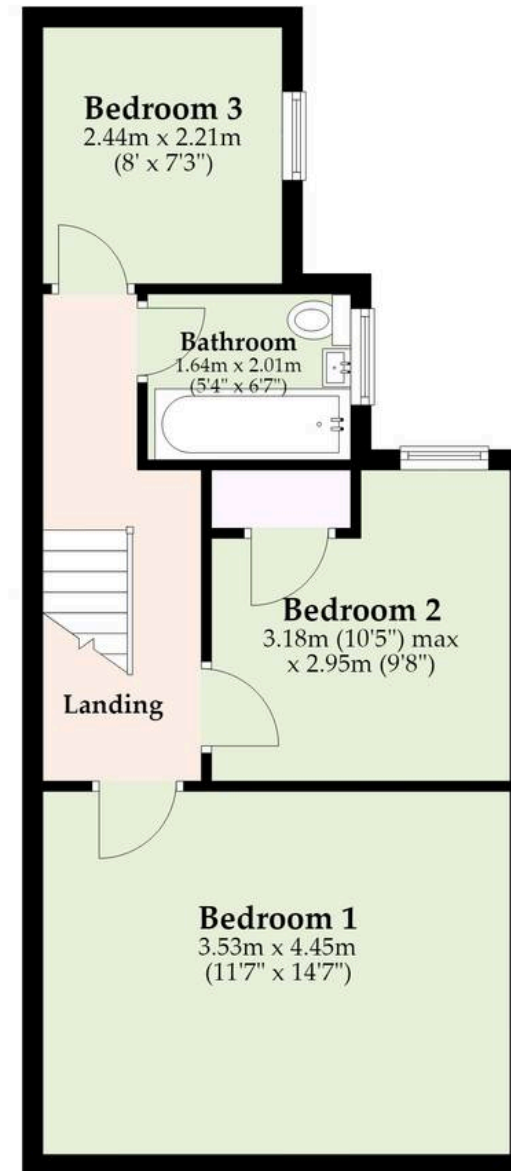
Ground Floor

Approx. 41.5 sq. metres (446.4 sq. feet)



First Floor

Approx. 41.4 sq. metres (445.2 sq. feet)



Total area: approx. 82.8 sq. metres (891.6 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.

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



Meet *Sarah*
Senior Property Consultant



Meet *Dan*
Branch Partner



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

BURY ST. EDMUNDS | 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