

14 Station Road, Great Yarmouth

Minors & Brady

14 Station Road

Great Yarmouth

Generous accommodation, a south-facing garden and a convenient position close to the heart of Great Yarmouth make this four-bedroom home an exciting opportunity for families and investors. This bay-fronted mid-terrace property features a spacious living/dining room with French doors to the garden, a practical fitted kitchen, downstairs bathroom with jacuzzi-style bath and a separate first-floor shower room. All four bedrooms are positioned upstairs, while outside the enclosed south-facing garden benefits from a storage shed and garden tap. With local amenities, bus stops and a park nearby, as well as Great Yarmouth town centre within walking distance, the property is ideally placed for convenient everyday living.

The Location

Station Road occupies a convenient position on the southern side of Great Yarmouth, well placed for the town centre, Gorleston and the wider Norfolk coast. The location is particularly practical for families, professionals and those wanting everyday amenities within easy reach, while retaining straightforward connections towards Norwich and Lowestoft.








Kitchen

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Daily shopping is readily accessible, with Tesco serving the Cobholm area and the wider town centre offering a broad mix of national retailers and independent businesses. Market Gates Shopping Centre provides a central shopping destination, complemented by Great Yarmouth's traditional market and shops, cafés and services throughout the town centre. Larger-format retail is available at Gapton Hall Retail Park, where a range of well-known stores and food outlets can be found, while Gorleston provides further supermarkets, independent shops, cafés and restaurants.

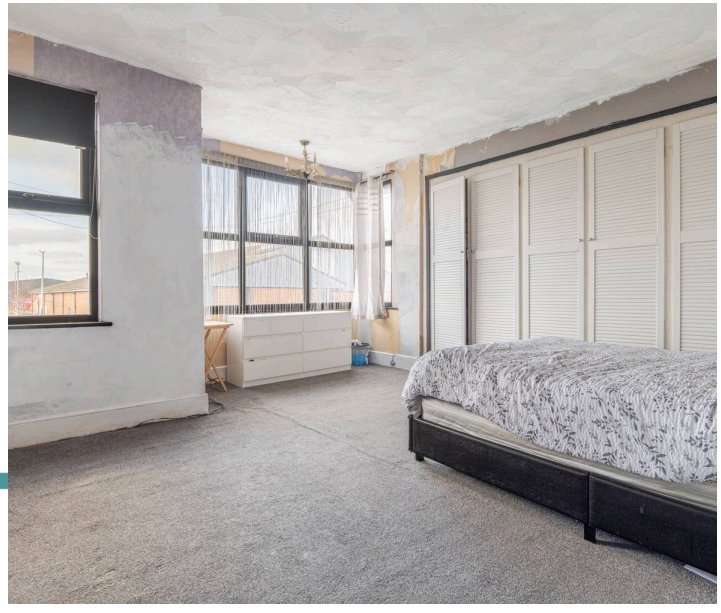
Families have a choice of schooling across Great Yarmouth and neighbouring Gorleston, including primary education at schools such as Cobholm Primary Academy, alongside secondary options including Lynn Grove Academy and Ormiston Venture Academy. Further education is available through East Coast College's Great Yarmouth campus, adding to the area's practical appeal for households with older children.

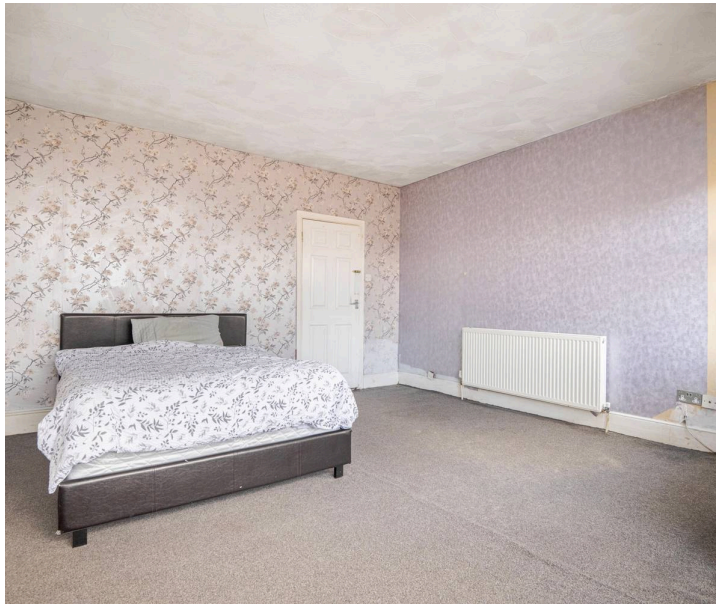
Transport links are a particular advantage of the location. Nearby bus services connect with Norwich city centre, Lowestoft, Caister-on-Sea, Martham and the James Paget University Hospital, while Great Yarmouth railway station provides Greater Anglia services towards Norwich and connections into the wider rail network. Road users can make use of the A47 for Norwich and onward journeys, with routes south providing access towards Lowestoft and the Suffolk coast.

For leisure, Great Yarmouth's seafront and sandy beach provide extensive coastal walks and traditional seaside amenities, while the River Yare and Breydon Water create a contrasting waterside setting nearby. The Norfolk Broads are also within easy travelling distance, offering boating, walking and nature reserves.

M&B













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Stepping inside, an entrance porch provides a practical arrival point and opens through a glazed door into the reception hall. This hallway introduces the accommodation and provides useful built-in storage beneath the stairs, alongside access to the main ground-floor rooms. An archway feature adds interest to the space, while a wall-mounted digital thermostatic control provides convenient management of the heating.

The living/dining room is an impressive reception space, extending through much of the ground-floor and thoughtfully designed to accommodate distinct areas for relaxing and dining. To the front, a wide bay window allows the room to be flooded with natural light, creating an inviting setting for everyday living. A brick fireplace with tiled hearth and mantle forms a characterful focal point within the room, while the dining area offers ample scope for a family dining table and additional furniture. French doors open directly onto the rear garden, providing a natural connection between the interior and outside space and making the room particularly well suited to family life and entertaining.

Continuing through the property, the kitchen offers a practical arrangement of fitted wall and base units with work surfaces above, complemented by tiled surrounds and a stainless-steel sink and drainer with mixer tap. There is provision for a cooker with an extractor positioned above, alongside designated spaces and plumbing for a washing machine and dishwasher, as well as space for a tumble dryer.

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From the kitchen, a rear lobby offers further useful storage and space for a fridge/freezer, together with a door opening directly onto the garden. This area also leads conveniently into the ground-floor bathroom.

The ground-floor bathroom is finished with tiled walls and features a corner jacuzzi-style whirlpool bath, providing a welcome addition to the property's family-friendly accommodation. A hand basin with storage beneath, radiator and extractor fan complete the room, with opaque windows providing natural light and privacy.

Moving upstairs, the first-floor landing connects all four bedrooms and the shower room, with access to the loft and a fitted storage cupboard adding further practicality.

Bedroom one is a generously proportioned principal bedroom positioned towards the front of the house. A bay window, accompanied by an additional front-facing window, creates a bright and spacious feel, while a range of fitted wardrobes provides extensive storage.

Bedroom two overlooks the rear and offers another comfortable double bedroom, enhanced by fitted wardrobe storage and wood panelling to the lower walls.

Bedrooms three and four provide additional flexibility, with both rooms lending themselves to children's bedrooms, guest accommodation, a nursery or dedicated home-working space. Windows provide natural light to each room, allowing the accommodation to adapt easily as requirements change.

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Serving the first-floor is a separate shower room, a particularly useful feature for a four-bedroom property. The room comprises a shower enclosure, low-level WC and hand basin with storage beneath, complemented by tiled and splash-panelled walls and a chrome-effect heated towel rail.

Outside, the property continues to offer practical and manageable space. The south-facing rear garden is enclosed and designed with ease of maintenance in mind, providing an outdoor area for seating, entertaining or family use. French doors from the living/dining room and a separate door from the kitchen/rear lobby provide convenient access, while a rear gate offers an additional point of entry. There is also an outside garden tap and a new plastic storage shed, providing useful space for gardening equipment, bicycles and outdoor essentials.

To the front, a small enclosed paved garden is bordered by a low-level brick wall and approached through a wrought-iron pedestrian gate, creating a defined entrance to the property.

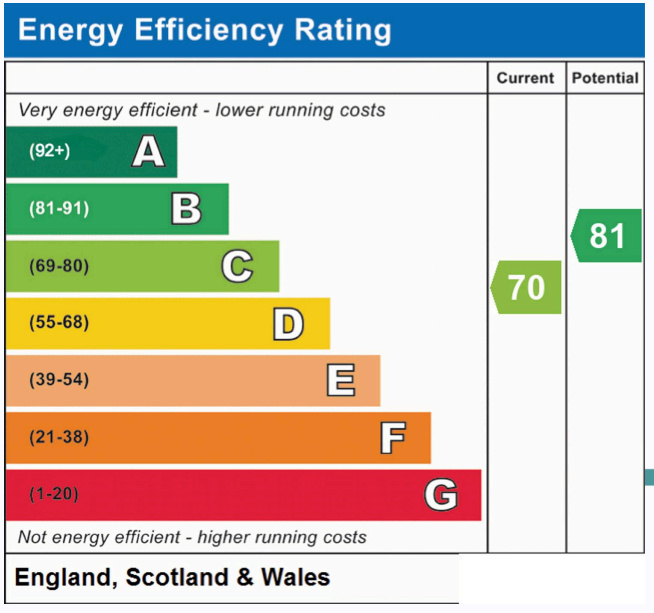
Agent's Note

This property will be sold freehold.

Gas central heating system.

Connected to mains water, electricity and drainage.





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