



47 Lichfield Road, Great Yarmouth

Minors & Brady

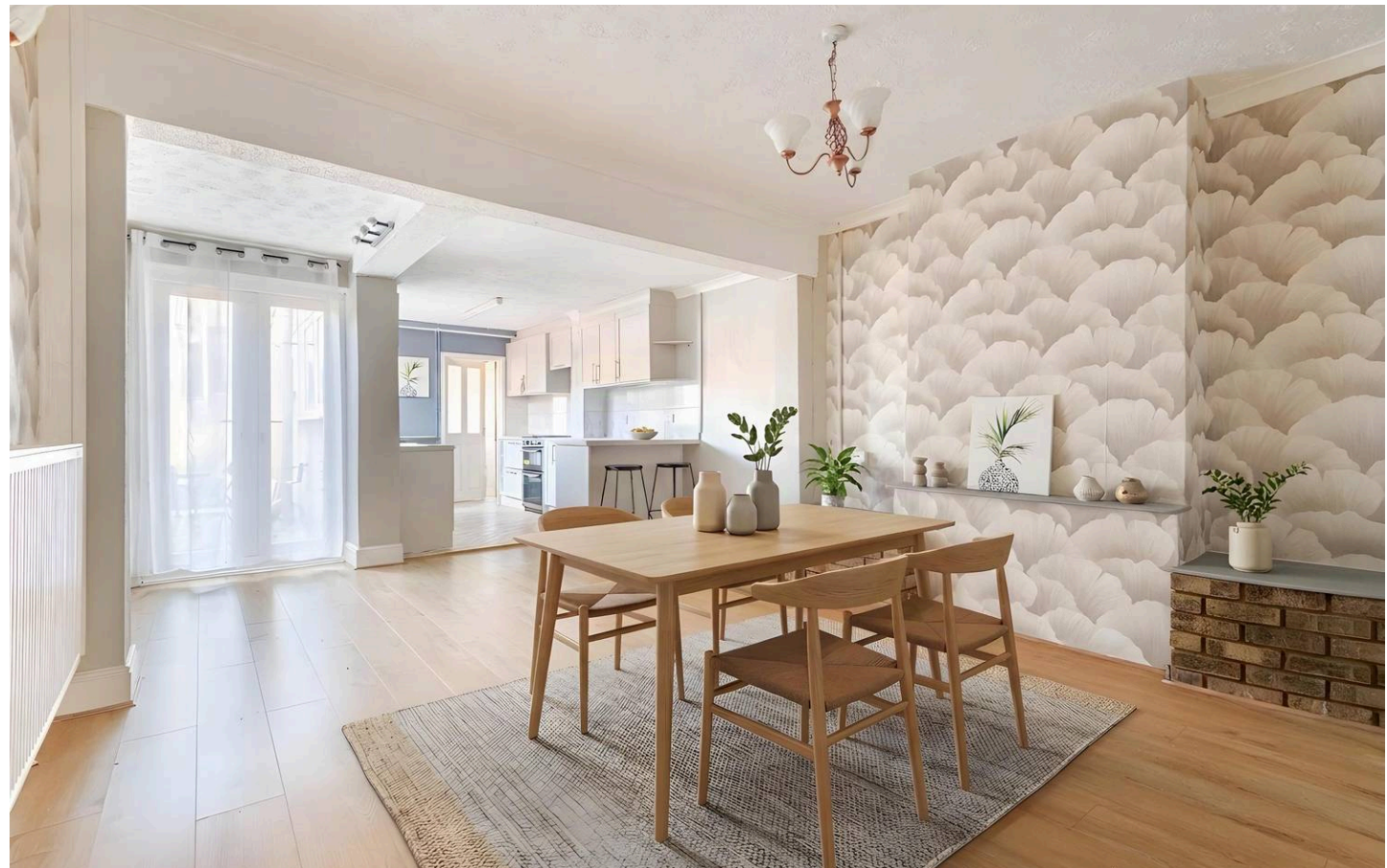


47 Lichfield Road

Great Yarmouth

Spacious family living with generous room sizes throughout. This well-proportioned three-bedroom mid-terraced home offers flexible accommodation, making it an excellent choice for first-time buyers, families or investors. The property features a comfortable living room, separate dining room and a generously sized kitchen, complemented by a useful utility room and ground-floor cloakroom. Upstairs, three well-sized bedrooms are served by a family bathroom fitted with both a bath and separate shower. Outside, a fully enclosed rear courtyard garden provides a low-maintenance outdoor space, while the convenient location offers easy access to local amenities, schools and the coast.

- Three-bedroom mid-terraced home ideal for first-time buyers, families or investors
- Spacious accommodation arranged over two floors
- Bright and comfortable living room with feature fireplace
- Separate dining room perfect for family meals and entertaining
- Generously sized kitchen offering ample storage and workspace
- Practical utility room and convenient ground-floor cloakroom
- Three well-proportioned bedrooms, including a principal bedroom with built-in wardrobe
- Family bathroom fitted with both a bath and separate shower enclosure
- Fully enclosed, low-maintenance rear courtyard garden with gated access
- Convenient location close to schools, amenities, transport links, Great Yarmouth seafront and Gorleston beach







47 Lichfield Road

Great Yarmouth

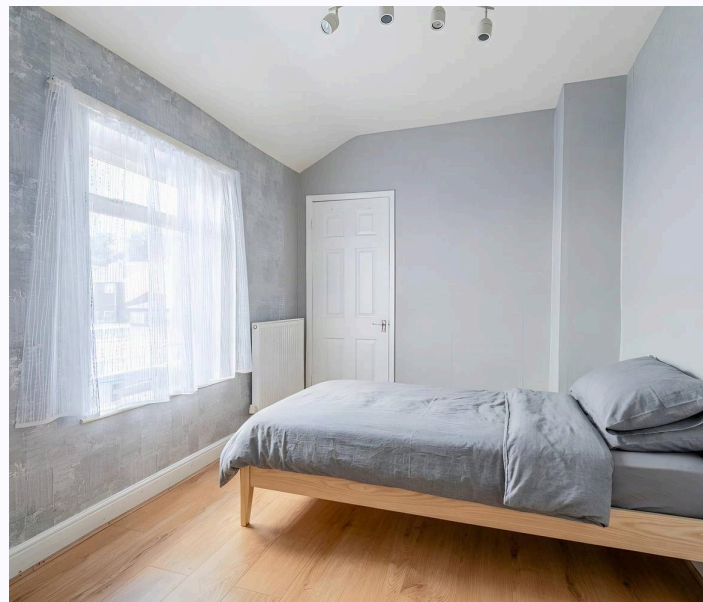
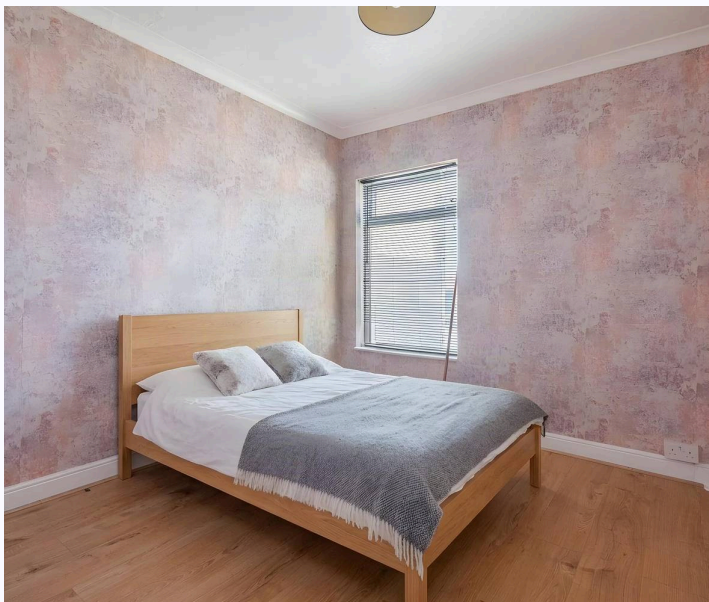
Lichfield Road, Great Yarmouth

Situated within a convenient residential setting close to the amenities of both Great Yarmouth and Gorleston-on-Sea, this well-proportioned three-bedroom mid-terraced home offers versatile accommodation across two floors, making it an excellent choice for first-time buyers, growing families or investors.

The property is approached via a welcoming entrance hall, providing access to the principal ground-floor rooms. To the front of the home is a bright and comfortable living room, featuring a decorative fireplace that creates an attractive focal point. A separate dining room offers excellent space for family meals and entertaining, while also benefiting from useful understairs storage.

One of the standout features of the property is the generously sized kitchen, which provides an extensive range of storage units and worktop space, together with direct access to the rear garden. Adjoining the kitchen is a practical utility room, ideal for laundry appliances and additional storage, alongside a convenient ground-floor cloakroom.

Upstairs, the property continues to impress with three well-sized bedrooms. The principal bedroom benefits from a built-in wardrobe, while the remaining bedrooms provide flexible accommodation for children, guests or those working from home. The family bathroom is fitted with both a bath and separate corner shower, catering well to the demands of modern family living.



M&B



47 Lichfield Road

Great Yarmouth

Externally, the property enjoys a fully enclosed rear courtyard-style garden, designed for ease of maintenance and offering a secure outdoor space for relaxing or entertaining. Gated rear access provides additional practicality.

Agent's Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.

Please note that some images have been digitally enhanced using AI technology for presentation purposes. These edits are intended to help illustrate the property's potential and may not accurately reflect its current appearance. Buyers are advised to inspect the property in person.



M&B

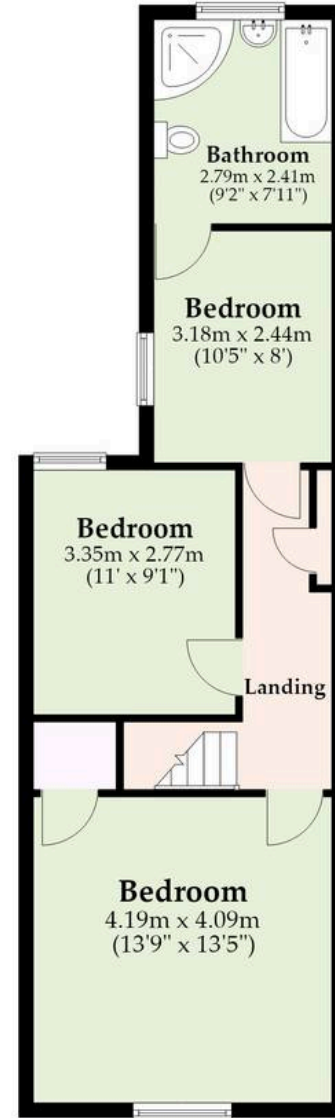
Ground Floor

Approx. 55.6 sq. metres (598.5 sq. feet)



First Floor

Approx. 50.3 sq. metres (541.5 sq. feet)



Total area: approx. 105.9 sq. metres (1140.0 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 *Dan*
Branch Partner



Meet *Sarah*
Senior Property Consultant



Meet *Jamie*
Property Lister

Minors & Brady

Your home, our market



caister@minorsandbrady.co.uk



01493 806188



48 High Street, Caister-on-Sea, NR30 5EH

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



Residential | Buy-to-Let | Protection

How we can support:

- ✓ Residential Mortgages
- ✓ Protection and Insurance
- ✓ Buy-to-Let (Personal and Limited Company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Adviser

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

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