

12 Devonshire Road, Great Yarmouth

Minors & Brady

12 Devonshire Road

Great Yarmouth

Victorian character, coastal convenience and move-in-ready presentation combine to create a home that's hard to overlook. Situated just moments from Great Yarmouth's seafront, this recently decorated three-bedroom mid-terrace home offers two versatile reception rooms, a modern kitchen and a beautifully presented four-piece bathroom. Character features including stripped floorboards, cast-iron fireplaces and elegant period detailing sit comfortably alongside practical modern improvements, including a new heating system. Outside, a private Mediterranean-style courtyard provides a charming low-maintenance space to relax or entertain. With schools, amenities and the beach all within easy reach, this attractive home presents an excellent opportunity for first-time buyers, families, investors or those seeking a seaside retreat.

- Beautifully presented Victorian mid-terrace home just moments from Great Yarmouth's seafront and coastal amenities
- Recently decorated throughout and benefiting from a new heating system for added comfort and efficiency
- Two characterful reception rooms featuring stripped floorboards, period detailing and original fireplaces
- Modern fitted kitchen with ample storage, generous work surfaces and space for everyday appliances
- Three bedrooms accessed directly from the landing, offering an ideal layout for families and guests
- Stunning four-piece family bathroom with roll-top bath, separate shower enclosure and traditional styling
- Separate first-floor WC providing additional practicality and convenience for modern family living

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The Location

Great Yarmouth is a thriving coastal town situated on the eastern edge of Norfolk, where the River Yare meets the North Sea. Approximately 20 miles east of Norwich, the town enjoys a unique position between the Norfolk Broads and the coastline, offering residents and visitors the very best of both waterside and seaside living. Renowned for its expansive sandy beaches, historic seafront and rich maritime heritage, Great Yarmouth has remained one of Norfolk's most recognised destinations for generations.

The town centre provides a wide range of everyday amenities, including major supermarkets, independent retailers, cafés, restaurants, healthcare facilities and leisure amenities.

For those who enjoy the outdoors, Great Yarmouth offers direct access to miles of sandy coastline, scenic beach walks and nearby nature reserves. The town also acts as a gateway to the Norfolk Broads National Park, with numerous opportunities for boating, paddleboarding, fishing and wildlife watching available within a short distance. Nearby coastal villages such as Gorleston-on-Sea, Caister-on-Sea and Winterton-on-Sea provide further opportunities to explore some of Norfolk's most attractive coastal landscapes.

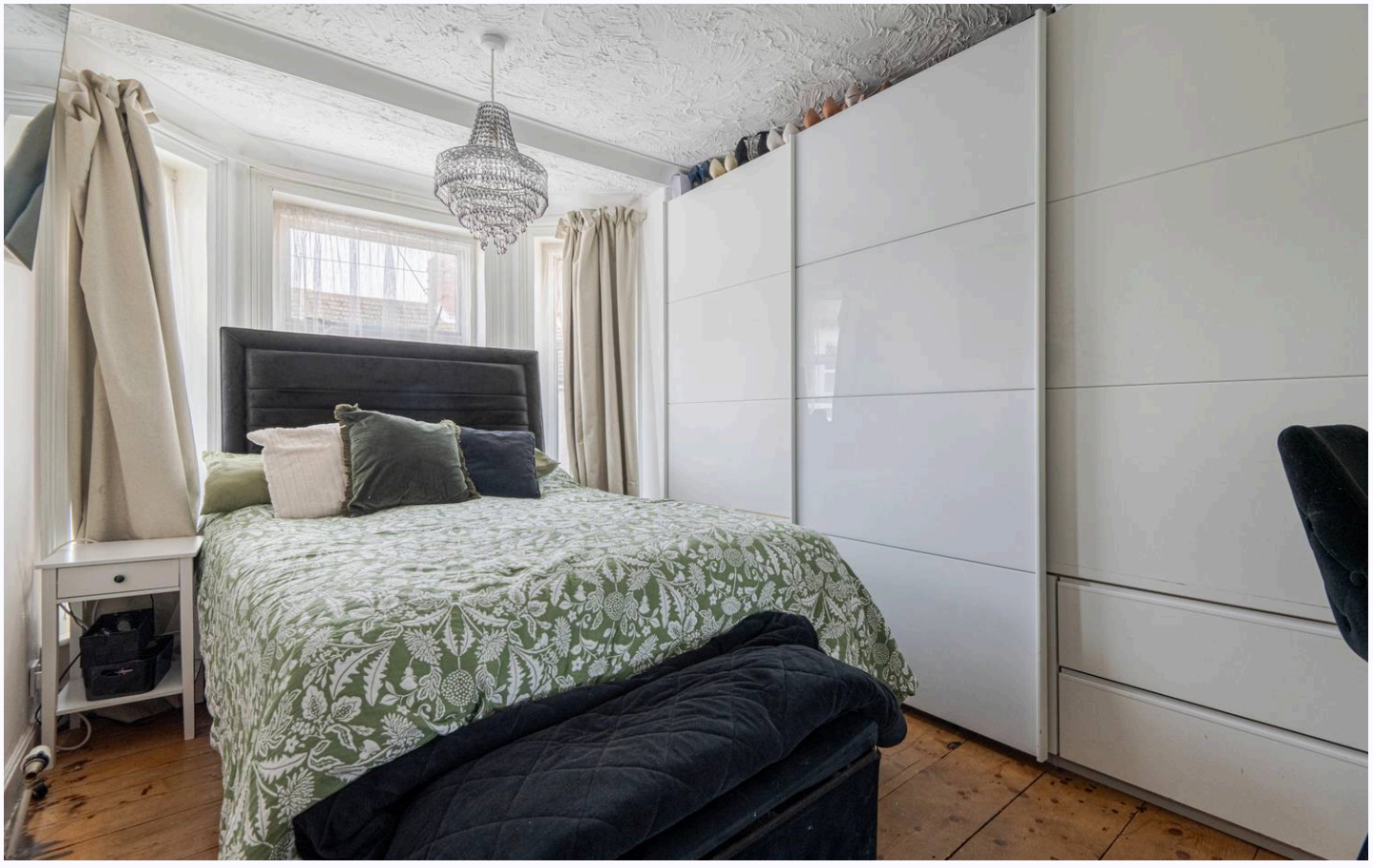
The area is well served by schooling for all ages, alongside a range of sports clubs, fitness facilities, community groups and recreational spaces. Transport links are also strong, with regular rail services connecting Great Yarmouth to Norwich and beyond, while the A47 provides convenient road access across Norfolk and onwards to the wider road network. Norwich International Airport can also be reached within reasonable driving distance.

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Just moments from Great Yarmouth's famous seafront, this beautifully presented Victorian mid-terrace home seamlessly blends character features with modern comforts. Recently decorated and benefiting from a new heating system, the property offers generous accommodation across two floors, making it an excellent choice for first-time buyers, families, holiday home seekers or investors looking for a ready-to-move-into coastal property.

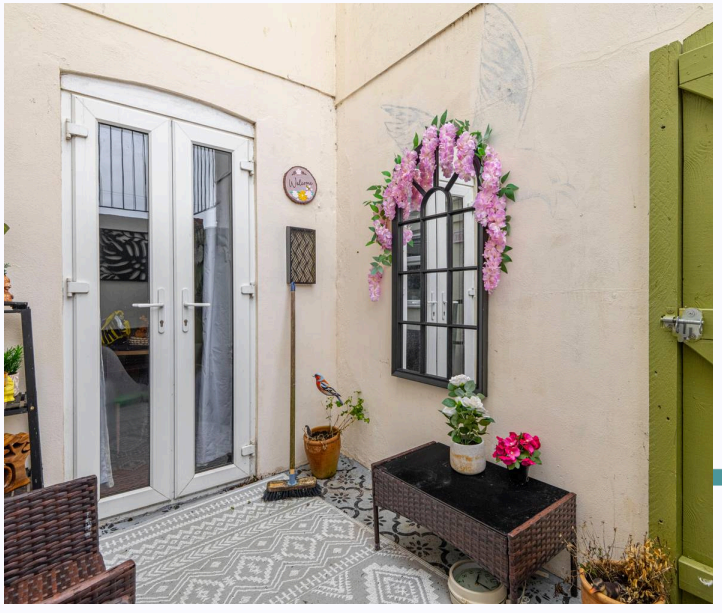
Stepping inside, the welcoming entrance hall immediately showcases the home's period charm, leading to two separate reception rooms that provide flexible living arrangements. The front reception room is full of character, featuring stripped and varnished floorboards, a striking cast-iron fireplace, decorative coving and a bay window that fills the room with natural light. The second reception room continues the theme of traditional elegance, offering an ideal dining room, family room or additional sitting room, with patio doors opening directly onto the private courtyard.

The kitchen has been thoughtfully designed to maximise practicality, featuring a range of fitted wall and base units, ample work surface space and room for everyday appliances. Positioned at the rear of the property, it provides convenient access to the outdoor space while catering perfectly to modern living.

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Upstairs, all three bedrooms are accessed from the landing, a highly desirable layout for families. The principal and second bedrooms are comfortable doubles, both retaining attractive period details including restored floorboards and original-style features, while the third bedroom offers versatility as a nursery, home office or single bedroom. The accommodation is complemented by a recently redecorated four-piece family bathroom, finished with a roll-top freestanding bath, separate shower cubicle and traditional styling. A separate WC adds further practicality and convenience for busy households.

Outside, the Mediterranean-style courtyard creates an attractive and low-maintenance outdoor retreat, ideal for morning coffee, summer dining or simply enjoying the fresh coastal air. The enclosed design makes it both practical and private, with gated access to the rear.

The location is a particular highlight. Situated approximately 100 metres from the seafront, residents can enjoy easy access to the beach, promenade and many of Great Yarmouth's popular attractions. Schools, shops, healthcare facilities, cafés and everyday amenities are all within easy reach, while the railway station and transport links provide convenient connections to Norwich and the wider Norfolk area.

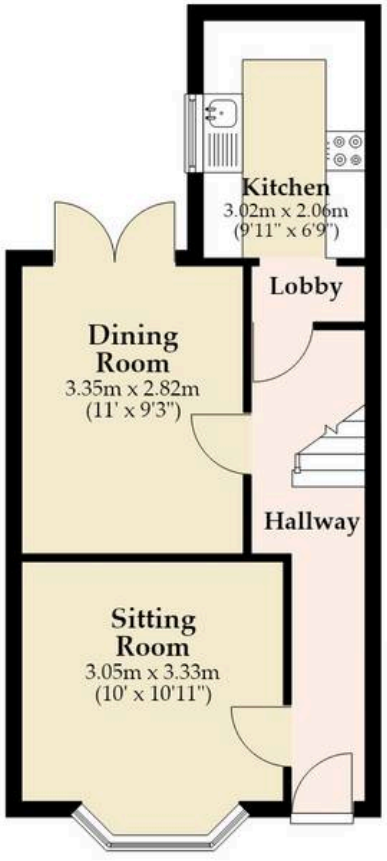
Agent's Note

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

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Ground Floor

Approx. 37.8 sq. metres (406.7 sq. feet)



First Floor

Approx. 40.0 sq. metres (430.6 sq. feet)



Total area: approx. 77.8 sq. metres (837.2 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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