

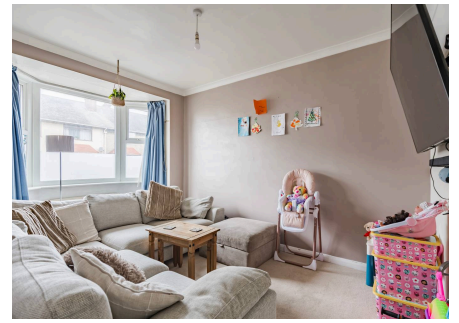
52 Hamilton Road, Great Yarmouth - NR30 4NA

£200,000 Freehold

Set in a sought-after residential area, this spacious bay-fronted mid-terraced house offers three double bedrooms and two versatile reception rooms, providing plenty of living space. The bright and inviting interior features a modern kitchen and bathroom, while the south-facing courtyard garden offers a private outdoor area. Well-suited for families, professionals, or those looking for a home with good transport links, it provides easy access to Norwich, Great Yarmouth's seafront, and a range of local amenities.

Location

Hamilton Road in Great Yarmouth is ideally positioned for convenient access to local amenities, including supermarkets, independent shops, and various restaurants. Great Yarmouth train station is just over a mile away, offering direct links to Norwich and further regional connections. The town's renowned seafront, with its sandy beach, Britannia Pier, and lively attractions, is within walking distance, providing plenty of leisure opportunities. For those needing to travel further, the A12 offers a direct route towards Lowestoft and Ipswich, while the A47 connects to Norwich and the scenic Norfolk countryside.

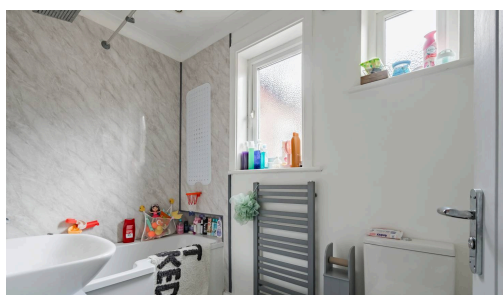
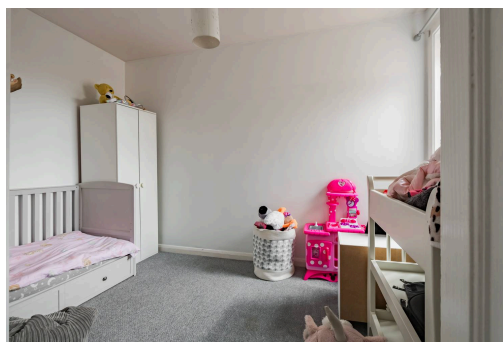


Agents notes

We understand the property will be sold freehold, connected to mains services water, electricity, gas and drainage.

Heating system- Gas Central Heating

Tax Council Band- C



Hamilton Road, Great Yarmouth

As you step through the porch into the entrance hall, you are greeted by the inviting sitting room to the left, which features bay windows that flood the space with natural light, creating a bright and welcoming feel.

Across the hall, the dining/utility room offers versatile space, storage recesses beside the chimney breasts, and space and plumbing for a washing machine. At the far end of the hall, you'll find an understairs cupboard, with the rear entrance and a conveniently located WC.

Moving through, you will find the kitchen, which showcases quality white gloss fitted units complemented by wood block work surfaces to create a modern and functional space. The room is further enhanced with part metro tiled walls and a recess equipped with space and plumbing for a dishwasher.

Upstairs, with a skylight, the landing leads to three generously proportioned double bedrooms, two of which feature built-in cupboards for practical storage. The family bathroom is equipped with a white suite, including a P-shaped bath with a shower mixer, tap over, aqua-panelled walls, and tiled flooring, offering both style and functionality.

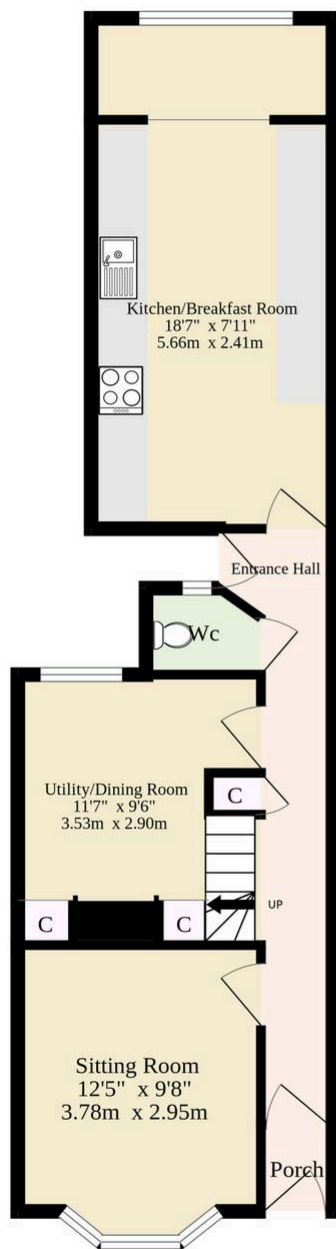
Additionally, the property benefits from double glazing throughout.

Outside, the rear garden enjoys a south-facing aspect and is enclosed by brick walling. A side decking area leads to a larger decked terrace, with steps down to an area of artificial grass. A timber hand gate provides access to a rear service passageway.

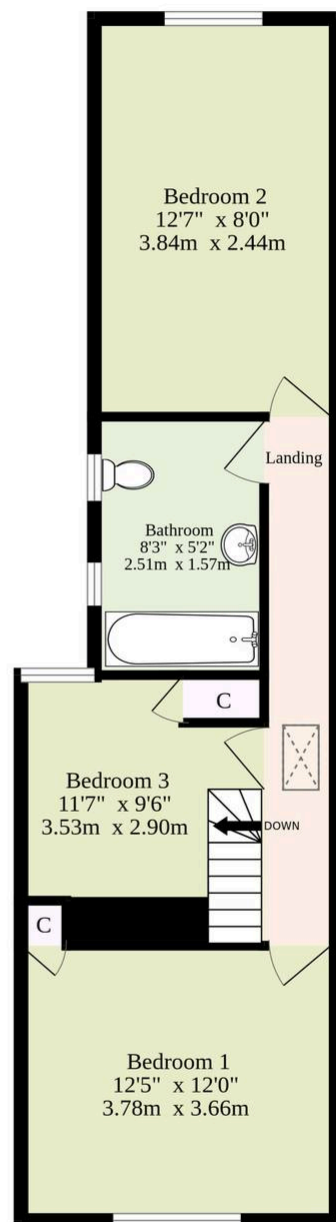
At the front, a walled forecourt and pathway lead to the entrance.



Ground Floor
535 sq.ft. (49.7 sq.m.) approx.



1st Floor
531 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA : 1066 sq.ft. (99.0 sq.m.) approx.

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.
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