



40a Palgrave Road, Great Yarmouth

£220,000 Freehold

Viewings are recommended on this detached home in the heart of the coastal town of Great Yarmouth. This is a fantastic property suited to individuals looking for an original home, previously used as a bakery, this accommodation bursts both a characterful feel alongside modern touches. The open-plan reception room is the main focal point with high vaulted ceilings, Velux windows and exposed beams with an opening onto the stylish kitchen. Situated to the north of the town centre, being a short walk to local amenities and the beautiful beach.

Location

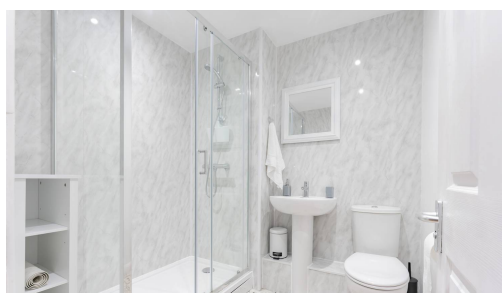
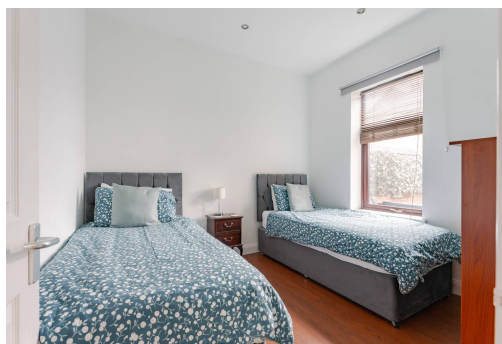
This home is located in the popular town of Great Yarmouth, the UK's third most desired seaside destination, also adjoining the highly sought-after Norfolk Broads. The town benefits from a wide range of local amenities and great leisure facilities including schooling, supermarkets, shopping centres, pubs, restaurants, bars, cinemas, swimming pools and theme parks. The town has its train and stations with fantastic transport links into the Cathedral City of Norwich (approx. 30 min drive). The area has been enhanced in recent years by a steady programme of road improvements which have provided a vastly improved road link to London, the industrial centres of the Midlands and the North. A new deep-water outer harbour is now in operation.



Agents Note

Minors and Brady understand that this property is freehold and is connected to all main services with a gas central heating system. There is double glazing throughout. Council Tax Band: A

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Palgrave Road, Great Yarmouth

This beautiful home centres around a character-filled reception room, featuring a high vaulted ceiling with exposed dark wooden beams, offering an abundance of natural light. A wooden ladder leads to a loft room with the potential for conversion into a third bedroom or versatile needs. The space is designed with built-in storage and ample room for free-standing furniture. The kitchen is a modern, open-plan space that connects seamlessly to the reception room, offering both functionality and style. It features a range of wooden wall and base units with complementary work surfaces and tiled splashbacks. The kitchen is equipped with integrated appliances and offers ample space for additional appliances. An open window frame creates a part separation from the reception area while allowing natural light to flow between the spaces.

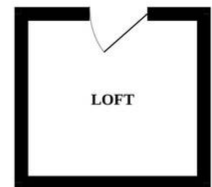
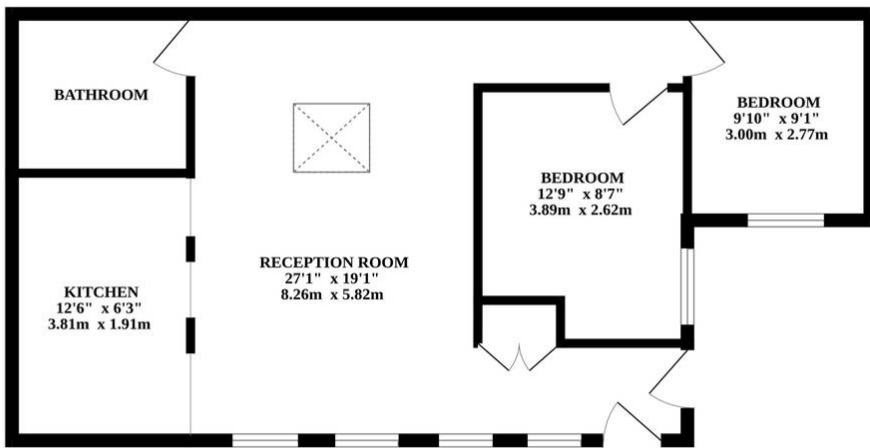
The home offers two well-sized double bedrooms, both with wood-effect flooring and downlighting. The primary bedroom enjoys views of the rear aspect, while the second bedroom is positioned to the side of the property. A three-piece bathroom suite features a low-level WC and a tiled bath with a handheld shower attachment, all finished with contemporary.

Outside, the property boasts a charming courtyard-style garden enclosed by a low brick wall and fencing. There is an additional gated brick weave courtyard to the side with high brick walls, offering a versatile space for outdoor living or off-road parking. Access to the home is available from both the front and side, providing practicality and privacy.



GROUND FLOOR

1ST FLOOR



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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