

FREEHOLD

House - Townhouse

# HAMILTON ROAD GREAT YARMOUTH NR30 4NB

Offers In Excess Of

£220,000

## FEATURES

- Mid Terrace
- Sitting/Dining Room
- Landing
- Family Bathroom
- Hall Entrance
- Generous Kitchen
- Three Bedrooms
- Landscaped Gardens



# 3 Bedroom House - Townhouse located in Great Yarmouth

Welcome to Hamilton Road in Great Yarmouth, this exquisite period home, built in 1930, offers a delightful blend of character and modern living. Spanning an impressive 1,055 square feet, this property has been meticulously transformed into an interior design dream, showcasing the current owners' passion for style and comfort.

Upon entering, you are greeted by a welcoming entrance hall that leads to a beautifully appointed sitting and dining room. This inviting space overlooks the stunning rear garden, allowing natural light to flood the room and creating a warm atmosphere for both relaxation and entertaining. The generous kitchen, also with views of the garden, is perfect for culinary enthusiasts and family gatherings.

The first floor boasts a spacious principal bedroom, complemented by a second double guest room and a charming single bedroom at the rear. A practical family bathroom completes this level, ensuring convenience for all.

The outdoor spaces are truly remarkable. The front garden exudes a cosy cottage charm, while the rear garden has been lovingly landscaped into a tropical paradise. This enchanting outdoor retreat is ideal for entertaining guests or enjoying peaceful evenings under the stars.

This unique home is a rare find and must be experienced to be fully appreciated. Do not miss the opportunity to make this beautiful property your own before it is snapped up by someone else.

## Entrance Hall

Sealed unit double glazed door to the front, stairs to the first floor, doors to the dining area, sitting area and the kitchen, storage cupboard under stairs.

## Sitting/Dining Room

21'5 x 10'9

Sealed unit double glazed window to the front, sealed unit double glazed double doors out to the landscaped rear garden. Return door to the hall.

## Kitchen

15'8 x 7'9

Sealed unit double glazed window to the rear and side, range of base and wall mounted units, sink, integrated hob, oven and extractor fan over. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer. Tiled splash backs.

## Landing

Doors to all bedrooms and the bathroom.

## Principal Bedroom

16'2 x 10'1

Sealed unit double glazed windows to the front, radiator.

## Bedroom Two

10'4 x 10'7

Sealed unit double glazed window to the rear, radiator.

## Bedroom Three

8'1 x 9'5

Sealed unit double glazed window to the rear and radiator.



### Bathroom

Sealed unit double glazed window to the side, panel bath with screen and shower attachment over, wc and wash hand basin. Towel rail and splash backs.

### Outside

The front sets the scene nicely for this lovely home with a walled and gated garden, entrance path. The rear garden has been lovingly landscaped to create a secret tropical paradise. The deck out from the sitting room has a wonderful living wall leading down to the pathway to the rear with the shed to remain. Come and experience this garden and let it captivate you and enjoy the peacefulness of this calming space.







NORWICH SALES | 3 VISION PARK QUEENS HILLS, NORWICH, NR8 5HD





NORWICH SALES | 3 VISION PARK QUEENS HILLS, NORWICH, NR8 5HD

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.  
Made with Metropix 52025

Call us on

01603 338433

[norwich@thinkproperty.ltd](mailto:norwich@thinkproperty.ltd)  
<https://www.thinkproperty.ltd/>

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

