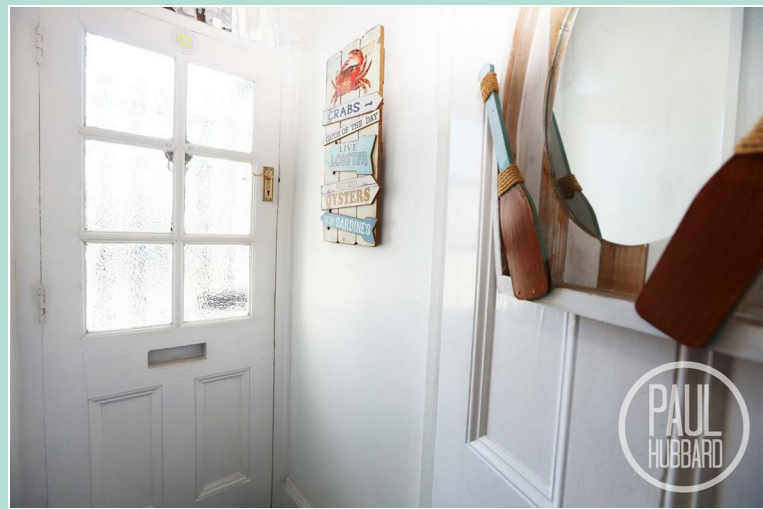


£270,000  
Guide Price



## Deneside

Great Yarmouth, NR30 2HL

- No onward chain
- Spacious 4/5 bedroom mid-terraced property
- Spread across five floors, including a basement level
- Open-plan living and dining area
- Well presented throughout!
- Located in a central area of Great Yarmouth
- Modern kitchen with appliances
- Family bathroom and separate shower room
- Short drive to The Norfolk & Suffolk Broads
- Basement-level games room and private bar area

**PAUL  
HUBBARD**





### Location

Discover this delightful property situated in the sought-after town of Great Yarmouth, the UK's third most desirable seaside destination. With over 15 miles of sandy beaches and access to the highly coveted Norfolk Broads, this location is perfect for those seeking a coastal lifestyle. The town boasts a plethora of amenities, including excellent schools, supermarkets, shopping centres, pubs, restaurants, bars, cinema, swimming pool and theme parks, making it an ideal place to call home. With its own train and stations, Great Yarmouth offers easy access to the Cathedral City of Norwich, which is just a 30-minute drive away. Don't miss out on the chance to live in this fantastic location!

### Porch

0.87m x 0.85m

Entrance door to the front aspect, original tiled flooring throughout and a door opens to the open planned living area/ kitchen.

### Living Area/ Kitchen

7.57m x 4.71m

#### Living Area

Featuring a bay window to the front aspect, this space benefits from an abundance of natural light. Laminate flooring runs throughout, complemented by two radiators for added warmth. An open-plan layout leads directly into the kitchen area.

#### Kitchen

Fitted with a range of wall-mounted and base units, offering ample storage. Laminate work surfaces and partially tiled walls provide a practical and stylish finish. The kitchen includes a sink with drainer, a 90-inch Aga oven, a gas hob with extractor hood, and designated spaces for a double fridge/freezer and dishwasher. A door provides access to the hallway.

### Hallway

UPVC double glazed window to the side aspect, carpet flooring throughout, a radiator, stairs leading to the first floor landing, the basement and a door leads to an alley way for rear access.

### Stairs leading down to the basement

UPVC double glazed window to the side aspect, carpet flooring throughout, wall mounted boiler, a radiator, access to the rear and doors opening to the store room, bar and dining room/ games room.

### Dining room/ Games room

4.01m x 2.30m

UPVC double glazed French doors to the rear courtyard, laminate flooring throughout, original water heater, a radiator and a door opens to the cloakroom.

### Cloakroom

2.71m x 0.67m

Laminate flooring throughout, part tiled walls, WC, wall mounted hand wash basin and a radiator.

### Bar area

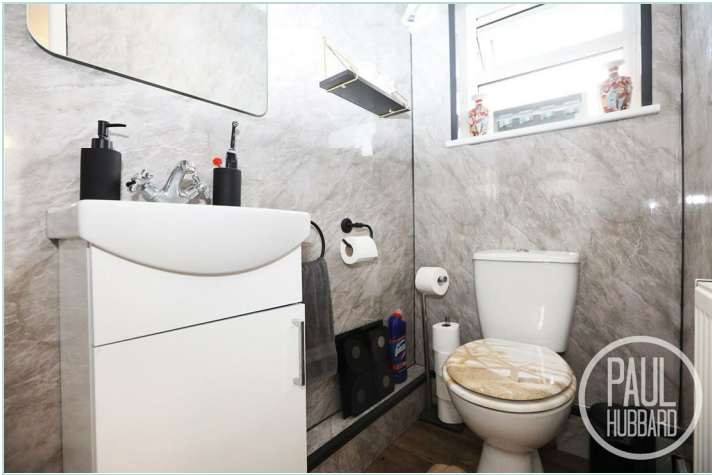
4.07m x 3.37m

X2 UPVC double glazed windows to the front aspect, laminate flooring throughout, a radiator, original Aga, cupboard (housing the gas meter) and a door opens to the front courtyard.

### Stairs leading to the first floor landing

UPVC double glazed window to the side aspect, carpet flooring throughout, doors opening to the shower room, storage cupboard housing electric box and bedrooms 1-2.





#### Store room

UPVC double glazed window to the front aspect, carpet flooring throughout and a radiator.

#### Shower room

2.54m x 1.00m

UPVC double glazed obscure window to the side aspect, WC, vanity unit with inset hand wash basin, shower within an enclosed glass cubicle, a radiator and a wall mounted mirror with light.

#### Bedroom 1

4.62m x 3.42m

Bay window to the front aspect and a window to the side, carpet flooring throughout, feature fireplace and a radiator.

#### Bedroom 2

4.19m x 2.88m

UPVC double glazed window to the rear aspect, carpet flooring throughout, vanity unit with inset sink and a radiator.



#### Stairs leading to the second floor landing

Window to the side aspect, carpet flooring throughout, X2 radiators and doors opening to the bathroom, cloakroom, storage cupboard, bedrooms 3 and 4 and stairs leading to the third floor landing.

#### Cloakroom

1.61m x 0.79m

UPVC double glazed obscure window to the side aspect, carpet flooring throughout and a WC.

#### Bathroom

2.95m x 2.80m

X2 UPVC double glazed obscured windows to the side aspect, vinyl flooring throughout, shower within an enclosed glass cubicle, pedestal wash basin, stunning bath, wall mounted mirror with light and a radiator.



#### Bedroom 3

4.22m x 3.65m

Bay window to the front aspect and a window to the side, carpet flooring throughout, feature fireplace, a storage cupboard and a radiator.

#### Bedroom 4

4.08m x 2.91m

UPVC double glazed window to the rear aspect, carpet flooring throughout, pedestal wash basin, feature fireplace, mounted mirror with light and a storage cupboard.

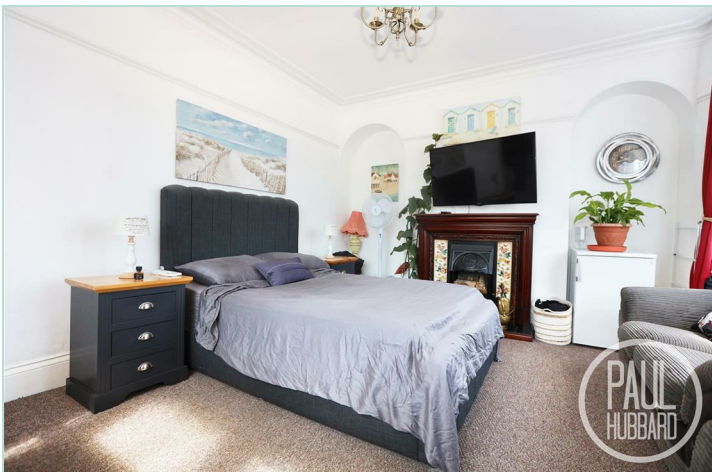
#### Stairs leading to the third floor landing

Carpet flooring throughout and a door opens to bedroom 5.

#### Attic / gym room.

4.38m x 2.70m

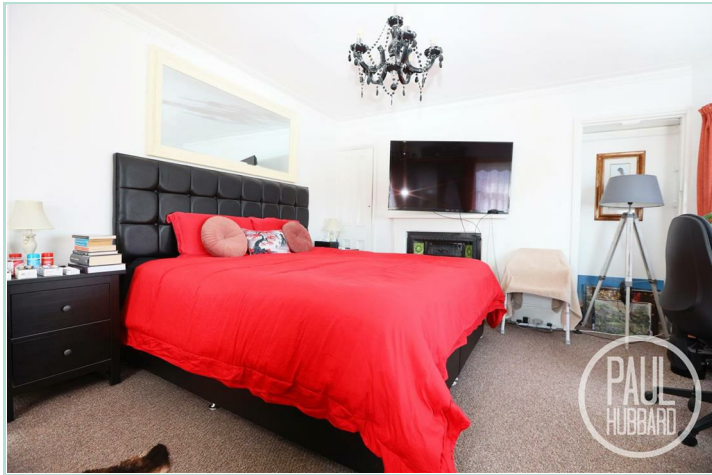
Carpet flooring throughout and a feature fireplace.









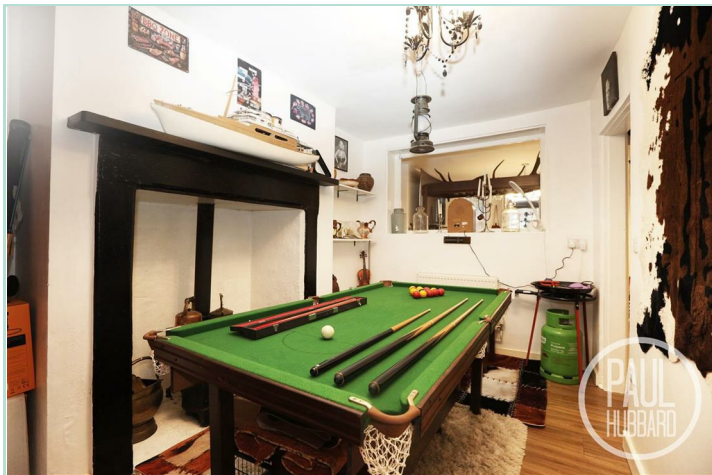


### Outside

To the front steps lead up to a paved area and the main entrance door. The property offers gated access and security bars for added security. One permit-holder parking space is included, directly in front of the property with EV charging facilities. An additional paid space within a secure, passcode-protected, barrier-controlled area can be acquired, the current owner has this paid for to the end of 2025 (please contact the office for further details).

### Cellar patio area

A charming Café Parisian-style courtyard featuring artificial lawn, ambient lighting, and electrical sockets. Water access is available, with a supply leading from the front of the property. The area is partially covered, providing both privacy and shelter, ideal for outdoor relaxation or entertaining.



### Ground floor alley access

To the rear a paved area to the rear provides access onto the main road. Gated, secure access leads down to the basement level, with French doors opening into a dining room/ games room, there is an additional BBQ storage room, and a separate storage room.

### Financial services

If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.

### Agent note

Council Planning Application (2023) – Approved Items:

#### Velux Window Installation:

Approved for the gym on the 3rd floor.

#### EV Charging Point:

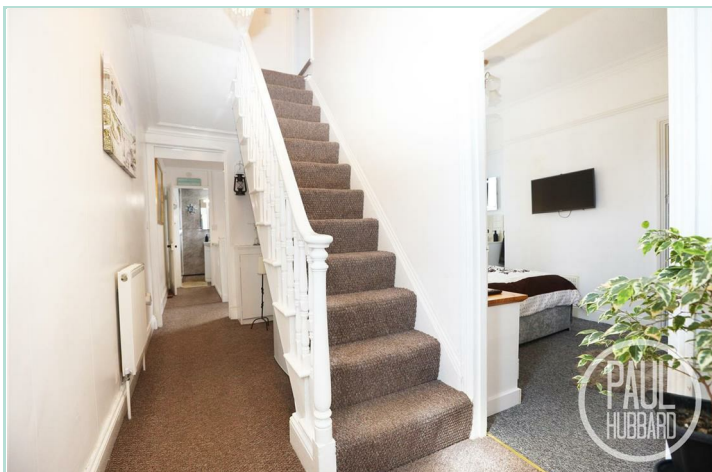
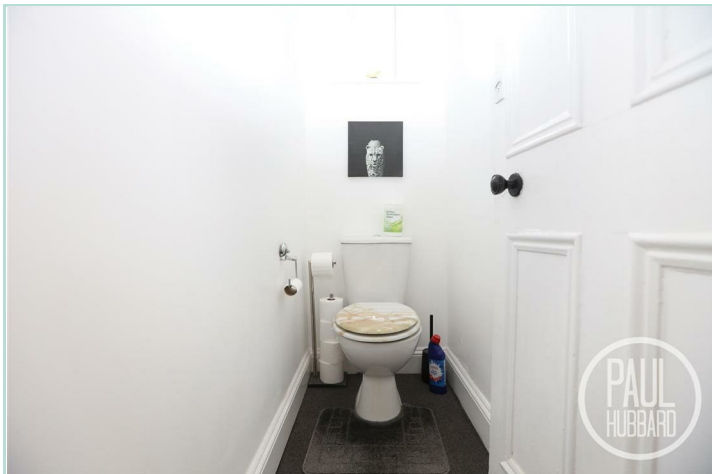
Permission granted by both local and Norwich council to install an electric vehicle charging point at the front of the house.

#### DZ:

Approved for modifications to the front and side elevations.

#### Historical Mural:

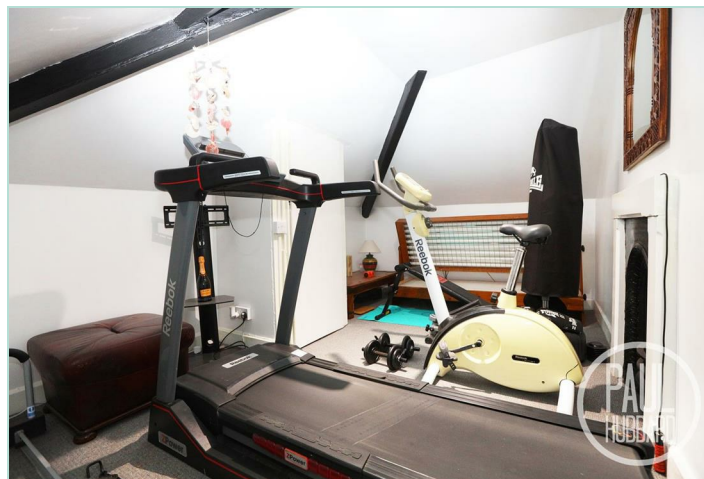
Approval granted for a mural on the front façade of the house, depicting the history of Great Yarmouth from 10,000 years ago to the present day.











Tenure: Freehold  
Council Tax Band: C  
EPC Rating: D  
Local Authority: Great Yarmouth

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



TOTAL FLOOR AREA: 1954 sq.ft. (181.5 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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