



ADDRESS

169 Alderson Road
Great Yarmouth
Norfolk
NR30 1QL

TENURE

Freehold

STATUS

Chain free sale

L LARKES

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**“A GENEROUSLY PROPORTIONED
VICTORIAN TERRACE, WHERE ORIGINAL
FIREPLACES AND A WONDERFULLY
USEFUL SEQUENCE OF ROOMS
PROVIDE THE FOUNDATIONS FOR A
CHARACTERFUL HOME.”**



175 Alderson Road, Great Yarmouth, NR30 1QL

Freehold | 996 sq ft / 92.5 sq m

The Tour:

Set behind a low brick boundary wall, 169 Alderson Road forms part of an established terrace of red-brick houses in Great Yarmouth. Its accommodation extends to almost 1,000 sq ft across two floors, with three bedrooms and an unusually generous arrangement of living and ancillary spaces downstairs.

The house retains a pleasing measure of its original character. Timber doors and joinery recur throughout, while fireplaces remain focal points in both principal reception rooms. The interiors are presently traditional in their treatment and offer clear scope for a new owner to make considered decorative and cosmetic changes over time.

Entry is into a long hallway, from which the living room lies immediately to the right. A large window draws natural light across the room, while the fireplace provides its architectural focus: a timber surround frames an ornate cast-iron insert, with deep blue tiled slips and a green-tiled hearth.

The dining room sits beyond, forming the centre of the ground-floor plan. At approximately 3.43m x 3.89m, it has ample room for a substantial dining table and incorporates useful fitted storage. A second fireplace, this time with an exposed brick opening and timber surround, brings warmth and texture to the room. Glazed double doors open towards the garden, establishing a direct relationship between the principal living spaces and outside.

Beyond is the kitchen, arranged in a galley configuration with worktops and cabinetry to either side. A brick surround frames the integrated double oven, and a window above the sink introduces light from the side. The existing kitchen is functional but would lend itself naturally to updating as part of a wider programme of improvement.

One of the particularly useful aspects of the plan is the accommodation beyond the kitchen. A separate utility room extends to approximately 3.61m x 2.33m and provides considerable additional working and storage space, while a WC is positioned at the far end. Together, these rooms give the house a level of practicality not always found in terraces of this scale.

Upstairs, three bedrooms are arranged around the landing. The largest occupies the front of the house and measures approximately 3.79m x 3.89m. The two further bedrooms sit towards the rear, with the bathroom beyond. The bathroom is fitted with a bath and shower over, WC and wash basin.

Outside, the rear garden is enclosed by brick walls and fencing. A central lawn is edged by established shrubs and planting, while a paved path runs through the garden to a timber shed and rear gate. It is an intimate, manageable outside space with established greenery already in place.

Overall, the house combines a substantial floor plan with surviving period details and useful ancillary rooms. Its existing condition also presents an opportunity for a purchaser to introduce a more contemporary decorative approach while working with the character already present.

The Area

Alderson Road is situated in Great Yarmouth, within reach of the town's everyday amenities and services. Great Yarmouth is one of Norfolk's historic coastal towns, with a long relationship to the North Sea and a distinctive urban fabric shaped by its maritime and resort heritage.

The town provides a broad range of shops, supermarkets, leisure facilities and services, alongside its seafront and extensive sandy beach. Great Yarmouth railway station provides rail connections, while the surrounding road network gives access to Norwich and the wider Norfolk and Suffolk coast.

For the 2025/26 academic year, Norfolk County Council identifies North Denes Primary School and Nursery, Northgate Primary School and St Nicholas Priory CE VA Primary School within the traditional primary catchment areas serving the address. Great Yarmouth Charter Academy is identified at secondary level. Living within a catchment does not guarantee admission.



Kitchen

Points to Consider

Tenure: Freehold. HM Land Registry's supplied summary records restrictive covenants affecting the title; purchasers should refer to the full title register and their legal adviser for details.

Construction: The EPC describes the property as a mid-terrace house with solid brick walls, as built, with no wall insulation assumed. The pitched roof is recorded as partly having 150mm loft insulation, with a further element recorded as having no insulation assumed.

Fenestration: Mostly double glazed.

Heating: Mains-gas boiler and radiators, with programmer, room thermostat and thermostatic radiator valves. The EPC also records dual-fuel room heaters as secondary heating.

Energy Performance Rating: D (61), with potential to achieve B (81).

Average Heating & Lighting Costs: The EPC estimates an average household would spend approximately £1,532 per year on heating, hot water and lighting, based on average 2024 energy costs and standard occupancy assumptions.*

Council Tax: Band A (£1,590.95 per annum, as advised).

Broadband: Ofcom predicts Standard broadband up to 18 Mbps download / 1 Mbps upload, Superfast up to 80 Mbps / 20 Mbps and Ultrafast up to 1,800 Mbps / 220 Mbps. Openreach and Virgin Media networks are listed for the area. Actual availability and speeds at the property may vary.†

School Catchment: North Denes Primary School and Nursery, Northgate Primary School and St Nicholas Priory CE VA Primary School; Great Yarmouth Charter Academy at secondary level, according to Norfolk County Council's 2025/26 traditional catchment information. Catchment does not guarantee a school place.

Flood Risk: The supplied Environment Agency long-term flood-risk assessment records a low risk from surface water and very low risk from rivers and the sea. The location is outside a groundwater flood-alert area, while reservoir flooding is described as unlikely. The assessment relates to the land around the building rather than the building itself.

The Legal Bit

At Larkes, we strive to provide accurate and true-to-life photographs, floor plans, and descriptions. However, our marketing materials are intended as a general guide only. We strongly recommend that prospective buyers visit the property in person, ask relevant questions, and verify all details independently.

We take our duty of care seriously and make every reasonable effort to ensure the information we present is correct. However, some details are based on information provided by the seller or third parties. Additionally, please note that floor plan measurements may be rounded, and distances are approximate.

* Figures taken from EPC estimate and may vary depending on usage and supplier rates

† Source: Ofcom broadband availability checker – subject to provider and package



Utility



Dining room



FIND
YOUR
NEST



Living room



Bathroom



Entrance hall



Walled garden detail



FIND
YOUR
NEST



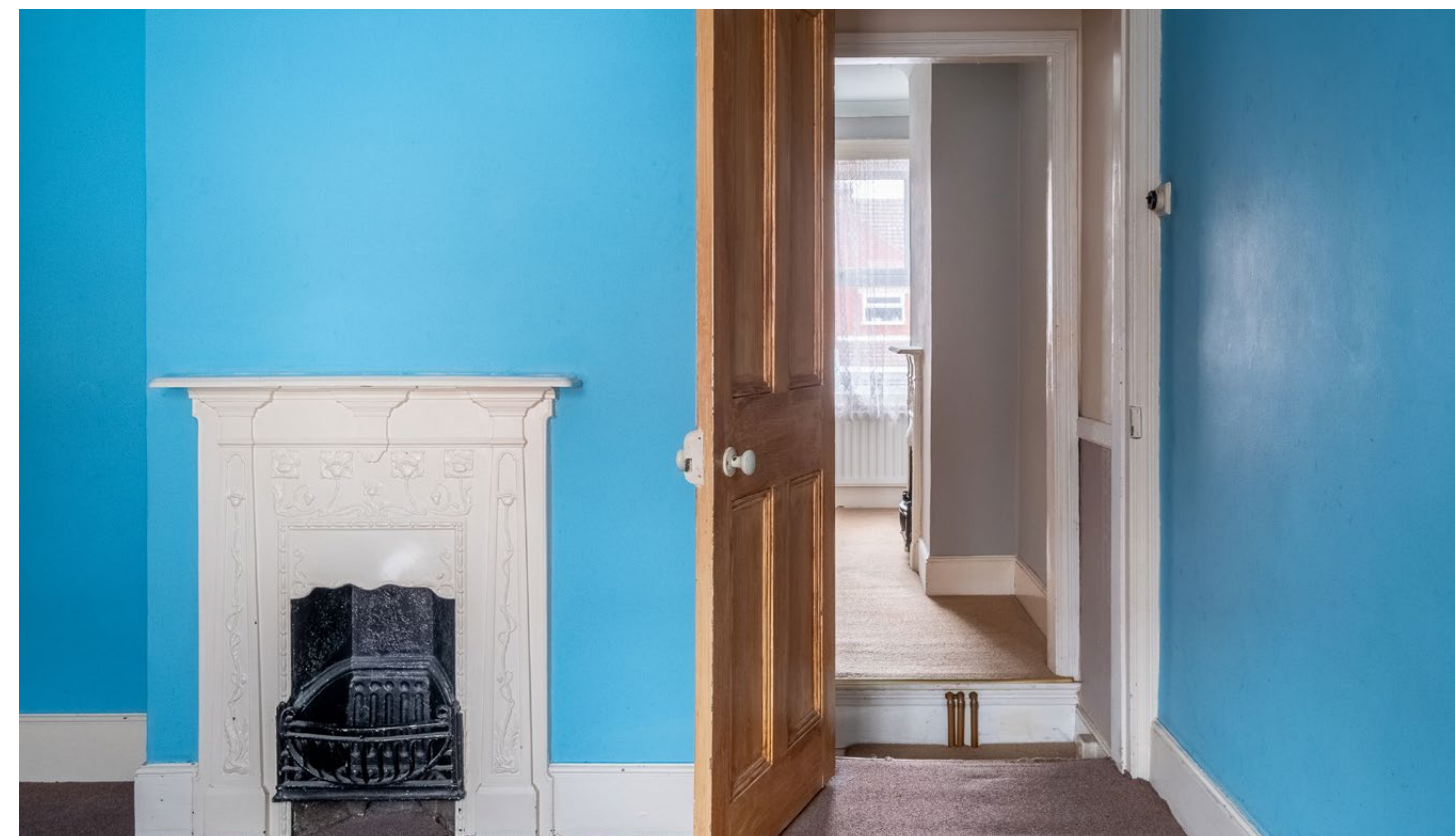
Front bedroom



Middle bedroom



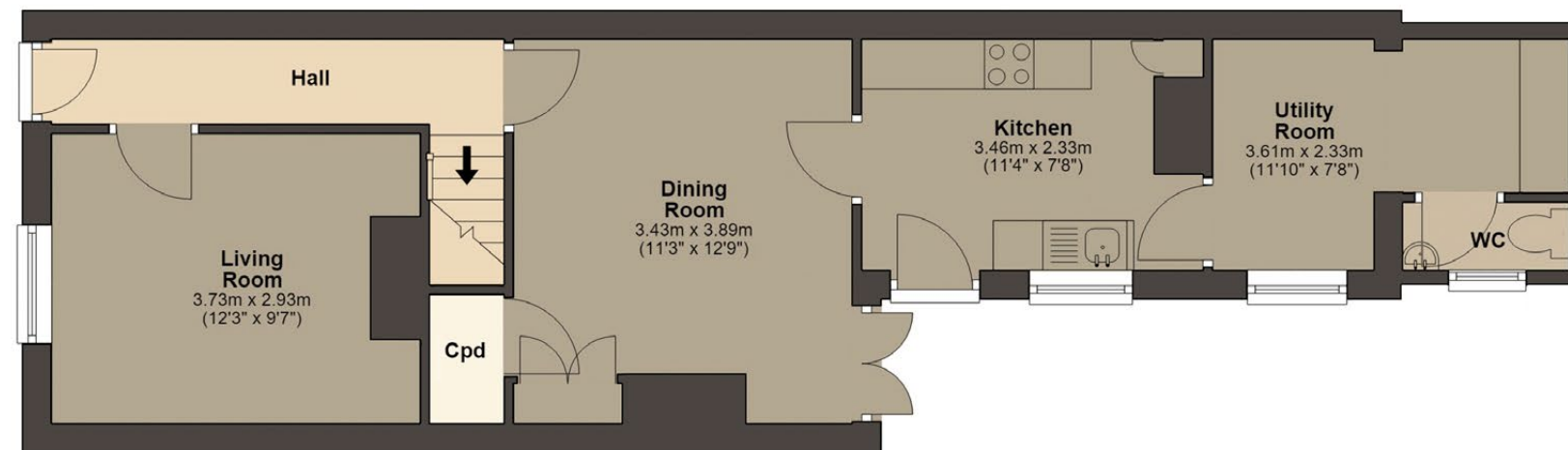
Rear bedroom



Original fireplaces feature throughout

Ground Floor

Approx. 48.5 sq. metres (522.2 sq. feet)

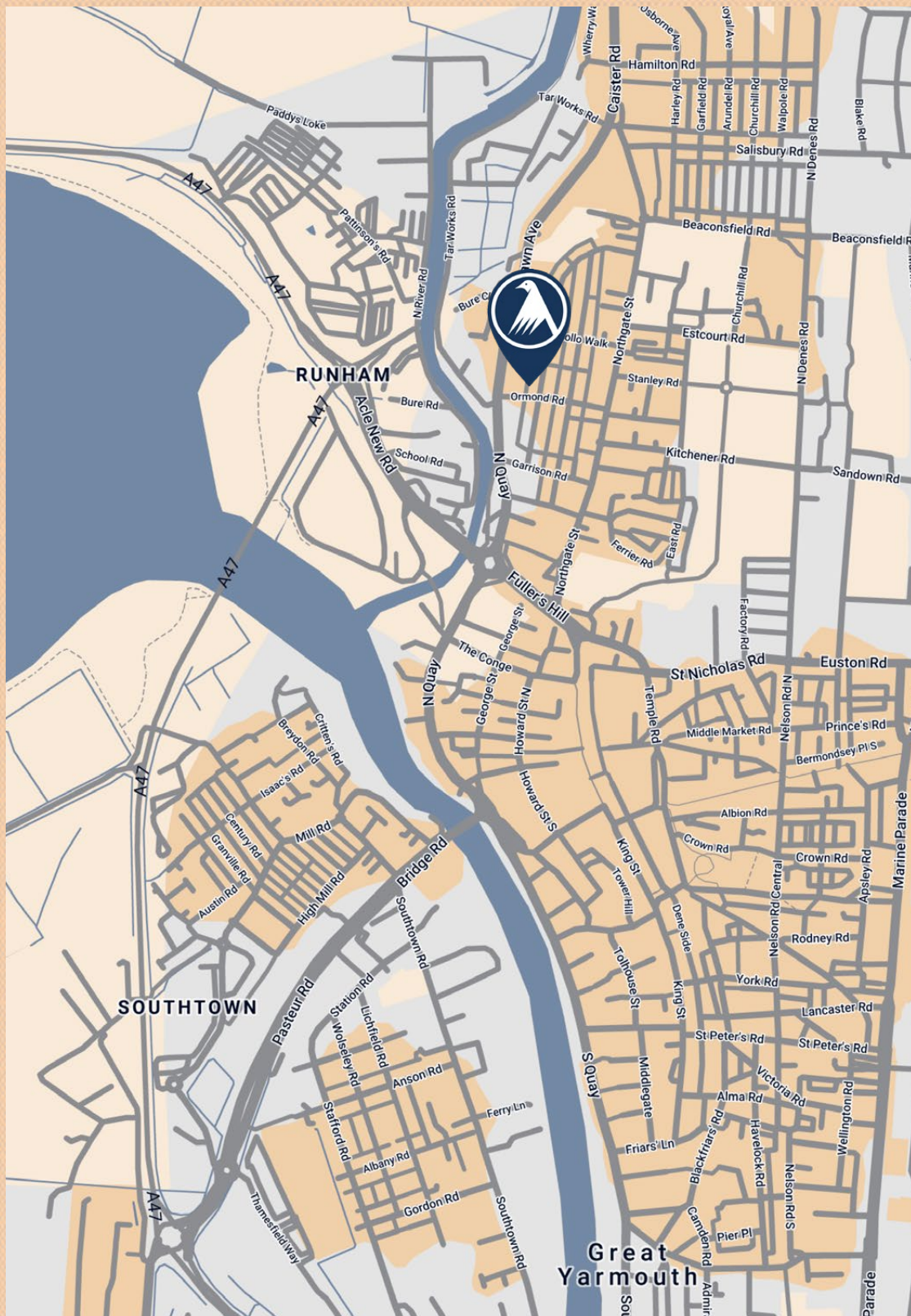


First Floor

Approx. 44.0 sq. metres (473.5 sq. feet)



Ref: 7416



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