

Flat - Purpose Built (EPC Rating: C)

**FLAT 4, 5 RIVER GARDENS
SIDEGATE ROAD
RUNHAM VAUXHALL,
GREAT YARMOUTH
GREAT YARMOUTH
NR30 1AX**

Offers in excess of

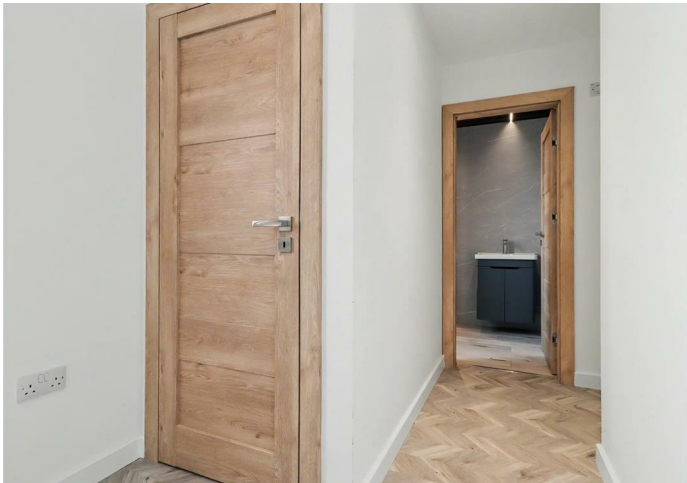
£150,000

FEATURES

- Contemporary Design
- River Views
- Luxury Ensuite
- Two Bedrooms
- Private Balcony
- First Floor
- Bespoke Kitchen
- Separate Shower Room
- Open Plan Living
- Two Parking Spaces



LEASEHOLD - SHARE OF
FREEHOLD



Ben Allman
Estate & Letting Agents

2 Bedroom Flat - Purpose Built located in Runham Vauxhall, Great

Yarmouth

Occupying an enviable riverside position within the exclusive River Gardens development, this exceptional two-bedroom apartment presents a rare opportunity to experience contemporary luxury in one of Great Yarmouth's most desirable waterfront settings. Overlooking the tranquil waters of the River Bure and just moments from the town's golden sandy beaches and vibrant amenities, the property offers an effortless blend of coastal tranquillity and modern convenience.

Beautifully curated throughout, the apartment showcases refined interiors where thoughtful design meets exceptional craftsmanship. At its heart lies a stunning open-plan kitchen, dining and living space, featuring bespoke charcoal cabinetry, elegant herringbone flooring, and a sophisticated contemporary finish. A distinctive curved feature wall introduces a striking architectural element, while full-height glazing and French doors flood the interior with natural light and open onto a private balcony, creating a seamless connection between indoor and outdoor living and framing captivating views across the River Bure.

The luxurious principal suite provides a peaceful sanctuary complete with an elegant en-suite shower room, while the beautifully appointed second bedroom and sophisticated family shower room continue the home's impeccable standard of finish. A carefully curated palette of crisp neutral tones and premium materials enhances the sense of light, space, and understated elegance throughout.

Completing this exceptional home are two allocated parking spaces, secure undercroft storage, and the rare privilege of a private allocated riverside garden extending to the water's edge—an idyllic setting to unwind, entertain, and embrace the ever-changing beauty of the surrounding landscape. River Gardens is more than a home; it is a lifestyle defined by sophistication, exclusivity, and timeless waterside living.

LOCATION

Perfectly positioned in the heart of Great Yarmouth, Bridge Road enjoys an enviable location that effortlessly combines coastal charm with everyday convenience. From independent boutiques and vibrant cafés to an excellent selection of restaurants, schools, and essential amenities, everything you need is within easy reach.

Renowned for its golden sandy beaches and expansive seafront promenade, Great Yarmouth

offers an exceptional coastal lifestyle, where days can be spent enjoying the shoreline, waterfront walks, and the town's rich maritime heritage. Historic landmarks, cultural attractions, and family favourites, including Britannia Pier and the Sea Life Centre, add to the area's enduring appeal.

With excellent transport connections to Norwich and the wider Norfolk region, Bridge Road provides the perfect balance of relaxed seaside living and modern connectivity, making it an outstanding location for homeowners seeking both lifestyle and convenience.

ENTRANCE HALL

A welcoming entrance hall creates an elegant first impression, defined by clean architectural lines and a thoughtfully designed layout that enhances the sense of space. The hallway leads to a beautifully appointed shower room before continuing through to the apartment's principal living spaces and bedrooms. Finished with crisp neutral décor and complemented by a secure entry system, the entrance sets the tone for the refined interiors that unfold beyond.

SHOWER ROOM

Serving the second bedroom and living accommodation, the beautifully finished shower room features a contemporary suite, elegant tiling, a walk-in shower, vanity basin, and premium fittings, reflecting the same attention to detail found throughout the apartment.

OPEN PLANED KITCHEN/DINING/LIVING ROOM

A striking centrepiece of the home, this beautifully appointed designer kitchen combines clean architectural lines with refined contemporary finishes. Sleek charcoal cabinetry and premium integrated appliances are complemented by recessed LED lighting and exquisite herringbone flooring, creating a sophisticated yet highly functional environment. Thoughtfully designed with a minimalist aesthetic, the space flows effortlessly into the impressive open-plan living and dining area, where an abundance of natural light creates an inviting setting for both relaxed everyday living and stylish entertaining. A distinctive curved feature wall introduces a striking architectural element, adding character and individuality, while full-height glazing and French doors open onto a private balcony, seamlessly extending the living space outdoors and framing tranquil views across the River Bure.

PRIMARY BEDROOM

Beautifully presented in a refined contemporary style, this generous double bedroom offers a peaceful and sophisticated retreat. Finished in a crisp neutral palette with elegant herringbone

flooring, the space is flooded with natural light, creating an atmosphere of understated luxury and calm.

A striking corner window frames picturesque riverside views, providing a captivating backdrop and allowing sunlight to pour into the room throughout the day. The unique architectural glazing enhances the sense of space while offering an ever-changing outlook across the waterfront, making this an exceptional place to wake each morning.

EN-SUITE

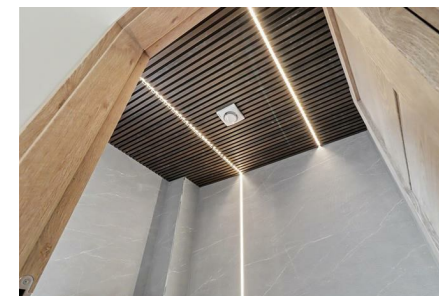
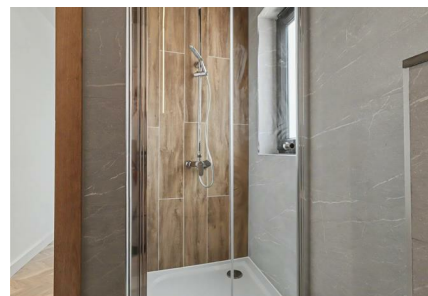
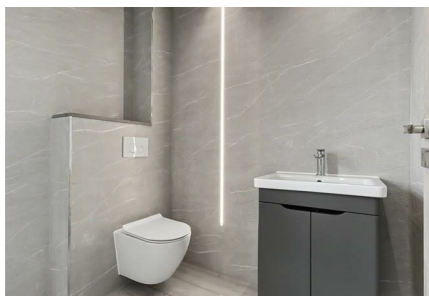
Elegantly finished with contemporary fittings, premium tiling, and high-quality sanitaryware, the en-suite provides a luxurious and practical space with a walk-in shower, vanity unit, heated towel rail, and stylish modern fixtures.

BEDROOM TWO

A beautifully proportioned and versatile second bedroom, thoughtfully designed to provide an elegant retreat for guests, family, or a sophisticated home office. Finished with exquisite herringbone flooring and crisp neutral walls, the space exudes a calm, contemporary ambience, creating the perfect backdrop for both relaxation and productivity. Flooded with natural light and completed to an exceptional standard, this beautifully appointed room reflects the apartment's refined design aesthetic, effortlessly combining timeless elegance with everyday comfort.

PRIVATE BALCONY

Extending the living space outdoors, the generous private balcony provides the perfect setting for morning coffee, evening entertaining, or simply relaxing while taking in the peaceful riverside outlook. Offering uninterrupted views across the River Bure, it is a true highlight of this exceptional home.





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OUTSIDE

Residents benefit from two allocated parking spaces, secure undercroft storage, and the rare luxury of a private allocated riverside garden extending to the water's edge. Beautifully positioned to embrace the tranquil surroundings, this exclusive outdoor space provides an idyllic setting for relaxing and enjoying the ever-changing riverside landscape.

AGENTS NOTE

We understand that this property is a share of freehold, with the other flats within the development, with 125 years left on the lease.

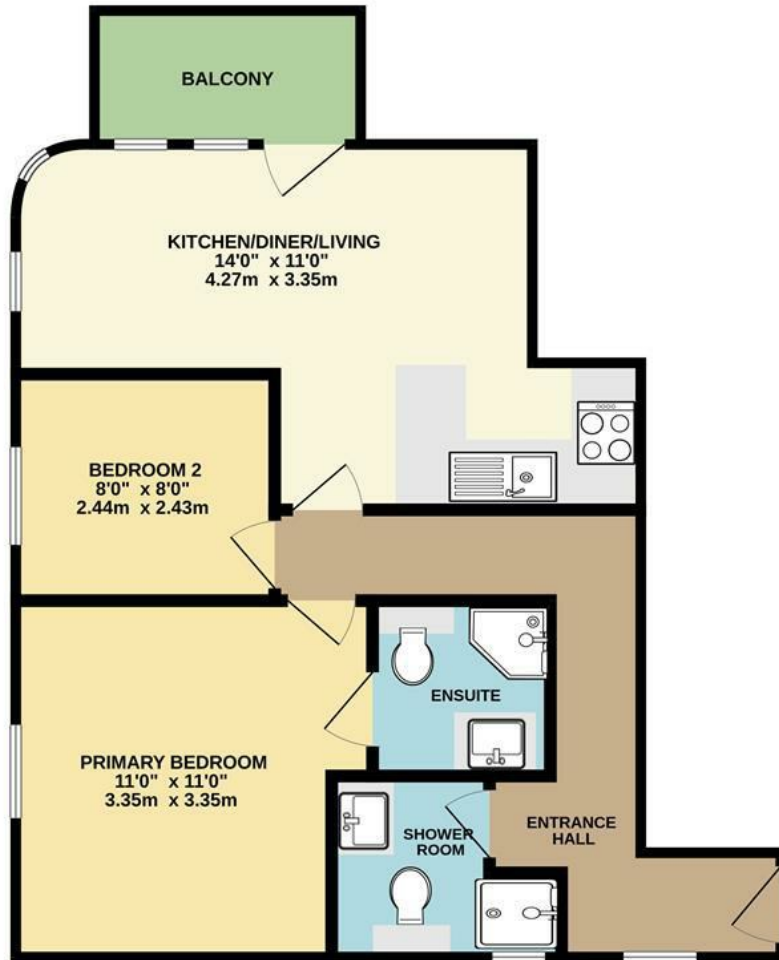
Each property will be issued a private strip of land leading down to the River Bure.

Maintenance fees - Approx £115 pcm.

Council Tax Band: A



FIRST 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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Council Tax Band

A

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

