



## 63 Lawn Avenue, Great Yarmouth - NR30 1QS

£340,000 Freehold

Welcome to this beautifully presented three-bedroom detached home with potential for a fourth, ideally situated close to the town centre, seafront, and historic Market Place. Designed with family living in mind, the property offers generous and versatile accommodation, including a bright lounge with a cosy wood burner, a sunroom filled with natural light, and a flexible study that can be used as an additional reception space. The contemporary kitchen is both stylish and functional, while upstairs you'll find a modern family bathroom with both a bath and a separate shower. Outside, the west-facing rear garden is enclosed and low-maintenance, creating an ideal space for relaxing or entertaining, and off-road parking is provided by a driveway and garage. With excellent transport links and schools nearby, this home offers comfort, practicality, and a prime location.

## Location

Lawn Avenue is a well-connected and convenient location in Great Yarmouth, offering easy access to a range of local amenities. The town centre, seafront, and historic Market Place are all nearby, providing a variety of shops, cafes, and entertainment options. Residents benefit from excellent public transport links and nearby schools, making it a practical choice for families. The area also allows for straightforward access to the A47, ideal for commuting to Norwich or exploring the Norfolk Broads. There are parks and green spaces within walking distance, adding to the appeal for those who enjoy spending time outdoors.

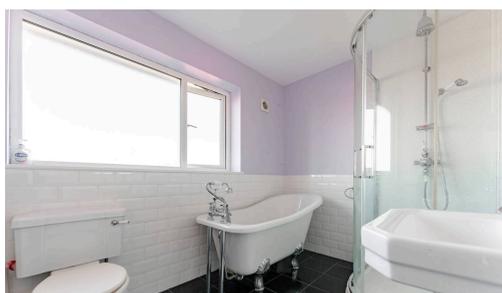


## Agents notes

We understand that the property will be sold freehold, connected to all mains services.

Heating system- Gas Central Heating.

Council Tax Band- D



## Lawn Avenue, Great Yarmouth

As you enter the property through the welcoming hallway, you are met with convenient under-stairs storage and a modern fitted WC with tiled floors, showcasing the practicality of the home.

The bright and spacious lounge features a wood burner, creating a warm and inviting atmosphere. French doors open from the lounge into a sunroom, further extending the living space. This sunroom is flooded with natural light and has a door granting access to the outside, perfect for enjoying the garden.

Additionally, a versatile study room stands ready to serve as an additional reception area, offering flexibility in living arrangements. This room also has a door leading into the kitchen.

The well-equipped kitchen is contemporary in design with ample fitted cupboards, generous counter space, and a stylish tiled backsplash. A big window floods the space with natural light, enhancing its functionality. There's also space for appliances and a practical layout that supports everyday use and entertaining alike.

Moving to the upper floor, you will find a storage cupboard on the landing, leading to two double bedrooms, including the master bedroom with a built-in storage cupboard for added convenience. This floor also benefits from a convenient utility room, offering versatile space with plumbing for a washing machine and an extractor fan.

Completing the upper floor is the modern family bathroom, featuring an elegant character bath with a shower attachment, a separate shower enclosure, partially tiled walls, and tiled flooring for a clean and practical finish.

Double glazing throughout ensures comfort and energy efficiency.

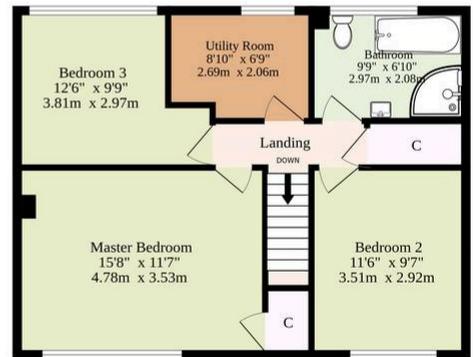
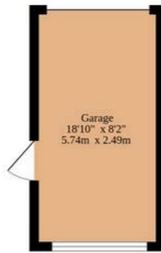
Outside, the west-facing enclosed rear garden offers a practical and low-maintenance space, laid with artificial grass and complemented by a paved seating area that's ideal for relaxing or entertaining outdoors. A gate provides access to the front and rear of the property, where a garden area with mature plants and flowers adds a touch of greenery and character.

Off-road parking is provided by a driveway and garage, with the added convenience of garage access to the rear garden.



**Ground Floor**  
777 sq.ft. (72.2 sq.m.) approx.

**1st Floor**  
487 sq.ft. (45.2 sq.m.) approx.



Sqft Includes Garage

**TOTAL FLOOR AREA : 1453sq.ft. (135.0 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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