



80 Lawn Avenue, Great Yarmouth

£300,000 Freehold

Step through the front door and feel instantly embraced by a home that offers classic style with modern comfort. Situated on the desirable Lawn Avenue in Great Yarmouth, this commanding three-bedroom residence boasts a striking brickweave driveway and a welcoming porch framed with intricate detailing. Inside, solid wood flooring flows seamlessly through a trio of versatile reception rooms, including a sun-filled sitting room, formal dining area, and a bright conservatory. The new Shaker-style kitchen and thoughtfully designed utility space ensure practical living without compromising style. Upstairs, three well-proportioned bedrooms and a luxurious four-piece bathroom provide a perfect balance of functionality and relaxation. Outside, a private landscaped garden, garage, and ample off-road parking complete a property that offers both character and a lifestyle of ease.

Council Tax band: D

Tenure: Freehold

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The Location

Lawn Avenue is a primarily residential street located in the northern part of Great Yarmouth, Norfolk. The area is served by a range of local shops, including a Co-op Food store nearby for everyday essentials, as well as independent convenience stores



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The Location

Lawn Avenue is a primarily residential street located in the northern part of Great Yarmouth, Norfolk. The area is served by a range of local shops, including a Co-op Food store nearby for everyday essentials, as well as independent convenience stores and takeaways along Northgate Street and Caister Road. For larger retail needs, the Market Gates Shopping Centre in the town centre is just a short drive or bus ride away, featuring a variety of high-street stores.

Families benefit from proximity to several educational institutions, such as Northgate Primary School, which is within walking distance, and Great Yarmouth Charter Academy, a well-regarded secondary school located a few minutes away by car. Healthcare services are readily available in the area, with The Lawn Surgery (a GP practice) nearby and further general practices and dental clinics within a short radius. For more comprehensive medical care, the James Paget University Hospital is located approximately 4 miles south in Gorleston-on-Sea.

Transport links from Lawn Avenue are strong, with regular bus services operating along nearby Northgate Street and Caister Road, offering direct routes to Great Yarmouth town centre, Gorleston, and surrounding villages. Great Yarmouth railway station is about a 5-minute drive away, providing direct services to Norwich, which connects to London and other major UK cities. The A47 is easily accessible, offering convenient road connections to Norwich and Lowestoft.

Lawn Avenue, Great Yarmouth

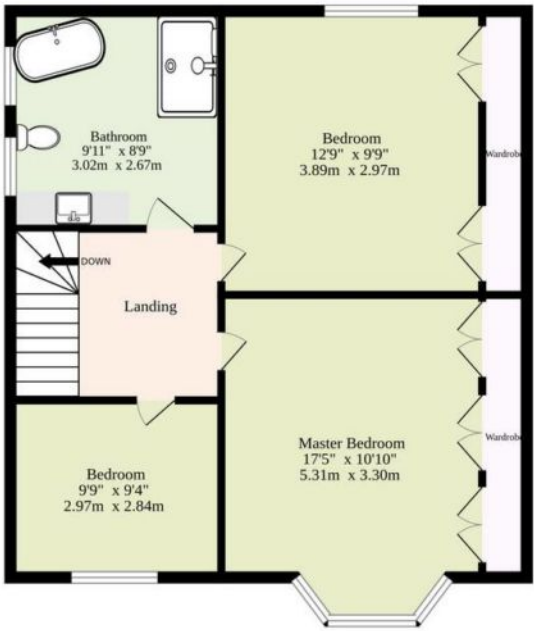
A commanding family home in the heart of Great Yarmouth, Lawn Avenue offers a rare combination of style and space. Approached via a striking brickweave driveway, the property features an elegant brick porch with intricate detailing, welcoming you through a front door framed by stunning stained glass.



Ground Floor
881 sq.ft. (81.8 sq.m.) approx.



1st Floor
513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA : 1394 sq.ft. (129.5 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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