



84 Lawn Avenue, Great Yarmouth

Great Yarmouth



Minors & Brady

84 Lawn Avenue

Great Yarmouth, Great Yarmouth

Located in a sought-after part of Great Yarmouth close to the seafront and sandy beaches, this elegant semi-detached family home combines period charm with refined modern living. Its façade showcases classic half-timbered detail, bay windows, and an arched brick porch that sets an inviting tone. Inside, the lounge is bright and welcoming, centred around a feature fireplace that creates a warm focal point. The dining room flows naturally into both the conservatory and the kitchen, offering a sense of openness ideal for family life and entertaining. The kitchen itself is spacious and beautifully finished with shaker-style cabinetry, tiled flooring, and a central island, while French doors open directly to the private, non-overlooked rear garden. Upstairs, three comfortable bedrooms and a modern family bathroom are joined by a versatile converted loft room, providing space for work or relaxation. Outside, the enclosed garden offers a peaceful setting with a lawn, paved patio, and mature greenery, complemented by a wide brickweave driveway and attached garage to the front.

Location

Lawn Avenue sits in a well-established residential part of Great Yarmouth, giving residents easy access to the seafront, beach, and a wide range of everyday amenities. The area offers convenient links to shops, cafes, restaurants, and supermarkets, along with nearby schools such as Great Yarmouth Charter Academy and Northgate Primary School, which sits directly behind the property. Great Yarmouth train station is close by for travel into Norwich and further afield. For leisure, the historic seafront, Pleasure Beach, and riverside walks along the River Yare are all within easy reach. The A47 is also readily accessible, providing quick routes across the region. With local green spaces including St George's Park and a friendly community feel, this is an appealing setting for both families and professionals seeking coastal living with day-to-day convenience.

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Stepping inside, a warm and characterful hallway introduces the home's inviting feel, where traditional features are paired with soft décor and a solid wood staircase that draws the eye upward.

The main lounge is a comfortable and light-filled space, framed by a broad bay window and centred around a feature fireplace, creating the ideal setting for everyday relaxation.

From here, the flow of the home leads naturally through to a spacious dining room, perfectly suited for family gatherings or entertaining guests. Adjoining the dining area, the bright conservatory extends the living space, with French doors opening to the garden and allowing natural light to pour in throughout the day.

The kitchen brings a sense of both practicality and style, with cream shaker-style cabinetry, dark work surfaces, and tiled flooring offering a timeless finish. A central island with an inset sink adds to the sense of space and function, while French doors provide a beautiful view and direct access to the rear garden, ideal for summer dining or social occasions.

A connecting lobby links to the ground-floor WC and attached garage, ensuring the layout remains as convenient as it is charming.

Upstairs, the landing is bathed in colour from a decorative stained-glass window and leads to three well-proportioned bedrooms, each with its own appeal.



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The main bedroom enjoys a wide bay window and fitted wardrobes, while the second takes in peaceful views over the garden. The third bedroom lends itself well to a home office or nursery. The family bathroom is finished to a high standard, featuring tiled walls and flooring, a panelled bath, a separate shower enclosure, and built-in storage.

The converted loft room offers an additional, versatile space, enhanced by a large roof window that floods the area with light, making it an ideal retreat for work, hobbies, or quiet reflection.

Outside, the private rear garden feels both established and secluded, enclosed by timber fencing and mature greenery. A neat lawn and paved patio provide the perfect setting for outdoor seating or relaxed entertaining, complemented by a timber shed for storage. Completing the picture, the front of the home features a wide brickweave driveway offering generous parking and access to the attached garage, giving this home an elegant balance of character, comfort, and everyday ease.

Agents notes

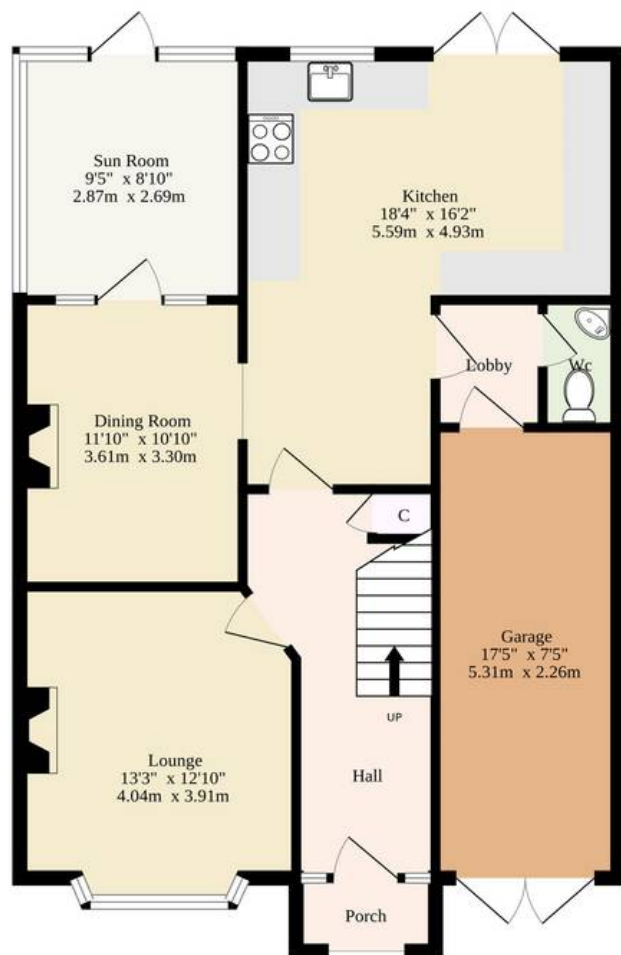
We understand that the property will be sold freehold, with all main services connected.

Heating system- Gas Central Heating

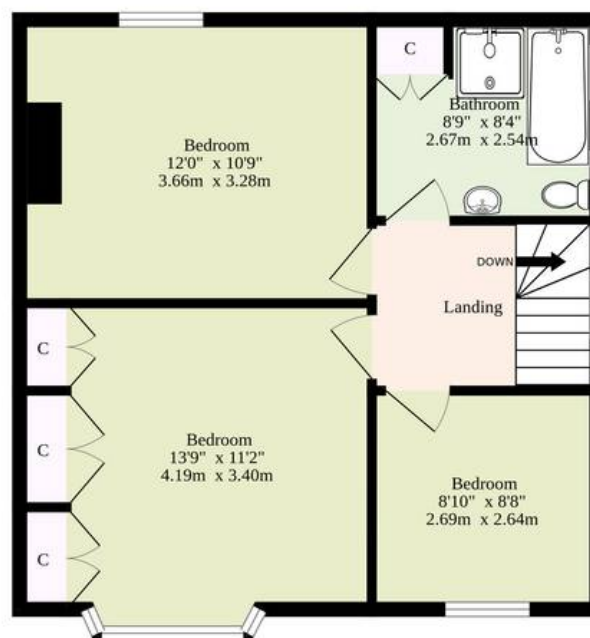
Council Tax Band- D



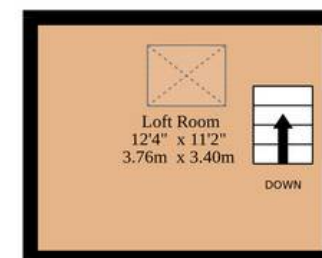
Ground Floor
874 sq.ft. (81.2 sq.m.) approx.



1st Floor
484 sq.ft. (45.0 sq.m.) approx.



Loft
139 sq.ft. (12.9 sq.m.) approx.



TOTAL FLOOR AREA : 1497 sq.ft. (139.1 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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Your home, our market

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