



# Aldreds

Estate Agents

59 Lawn Avenue  
, Great Yarmouth, NR30 1QS  
Guide Price £325,000





## 59 Lawn Avenue

, Great Yarmouth, NR30 1QS

Guide Price £325,000-£350,000. Aldreds are pleased to offer this superbly presented, well maintained detached house situated in a popular cul de sac location close to the town centre. The property comprises of a reception hall serving the very spacious lounge/dining room, l-shaped kitchen/breakfast room with utility area and a ground floor cloakroom. On the first floor a generous landing leads to three good size bedrooms and a modern shower room. Outside there are generous front and rear gardens, driveway parking and integral garage which could be further adapted to provide additional living space. The property also benefits from hardwood double glazed windows, gas central heating and is offered chain free.

### Reception Hall

Part double glazed hardwood entrance door with matching double glazed side screen, open tread stairs to first floor with under stairs recess, radiator, door to:

### Lounge/Dining Room

29'11" x 12'6" narrowing to 9'10" (9.12 x 3.83 narrowing to 3.00)

Very spacious main living room with a double aspect provided by two double glazed windows to front and rear aspects, attractive wooden fireplace with inset coal effect living flame gas fire, three radiators, wall light points, tv point, coved ceiling.

### Kitchen/Breakfast Room

17'2" x 10'11" narrowing to 6'7" (5.24 x 3.33 narrowing to 2.02)

Spacious fitted kitchen with cream wall and matching base units with roll top work surfaces over and a matching breakfast bar seating area, recess with gas cooker, space and plumbing for a washing machine and dishwasher, one and a half bowl single drainer white ceramic sink, incorporated extractor hood, part tiled walls, tiled flooring, recessed spot lights, two double glazed windows and a part double glazed hardwood door to rear, radiator, door to:

### Inner Lobby

Door to :

### Cloakroom

5'3" x 4'9" (1.62 x 1.47)

Plus built in storage cupboard, low level wc, pedestal wash basin, radiator, frosted double glazed window to side aspect.

### First Floor Spacious Landing

Built in airing cupboard housing the insulated copper hot water cylinder with fitted immersion heater, double glazed window to side aspect, access to the boarded loft space, doors leading off to:

### Bedroom 1

13'10" x 11'5" (4.24 x 3.49)

Plus recess with a wardrobe and including additional fitted bedroom furniture, radiator, double glazed window to front aspect.







#### Bedroom 2

13'6" x 10'11" (4.13 x 3.33 )

Plus built in wardrobe recess with sliding doors, radiator, double glazed window to rear aspect, tv point.

#### Bedroom 3

9'7" x 7'5" (2.93 x 2.27)

Double glazed window to front aspect, radiator.

#### Shower Room

Attractive white suite comprising aqua panelled shower cubicle with mains fed shower fitting, low level wc with concealed cistern, adjacent vanity unit with inset wash basin, part metro tiled walls, vinyl flooring, frosted double glazed window to rear aspect, extractor fan, radiator.

#### Outside

The property can be found in the corner of the cul de sac where the front garden has been laid with block pavior to form a driveway for car parking with a side border and access to the integral garage with roller up and over door, power and lighting. There are gated accesses to either side of the property leading to the rear garden. Immediately to the rear is a screened area of block pavior terrace with a gated access to the remainder of the garden which is lawned with side borders.

#### Tenure

Freehold

#### Services

Mains water, electric, gas and drainage.

#### Council Tax

Great Yarmouth Borough Council - Band 'D'

#### Location

Great Yarmouth is the largest resort on the East Norfolk coast with its Historic Market Place and varied selection of shops. The town has a busy port and the rivers Yare and Bure give access to the Norfolk Broads. There are Museums \* Race Course \* Greyhound Stadium \* Schools for all ages \* District Hospital approximately 5 miles south. Bus and rail services connect with Norwich.

#### Directions

From the Great Yarmouth office head North along North Quay, continue over the roundabout onto Lawn Avenue and take the second turning on the left in to Bure Close. Turn left again and the property can be found in the far left hand corner of the cul de sac.

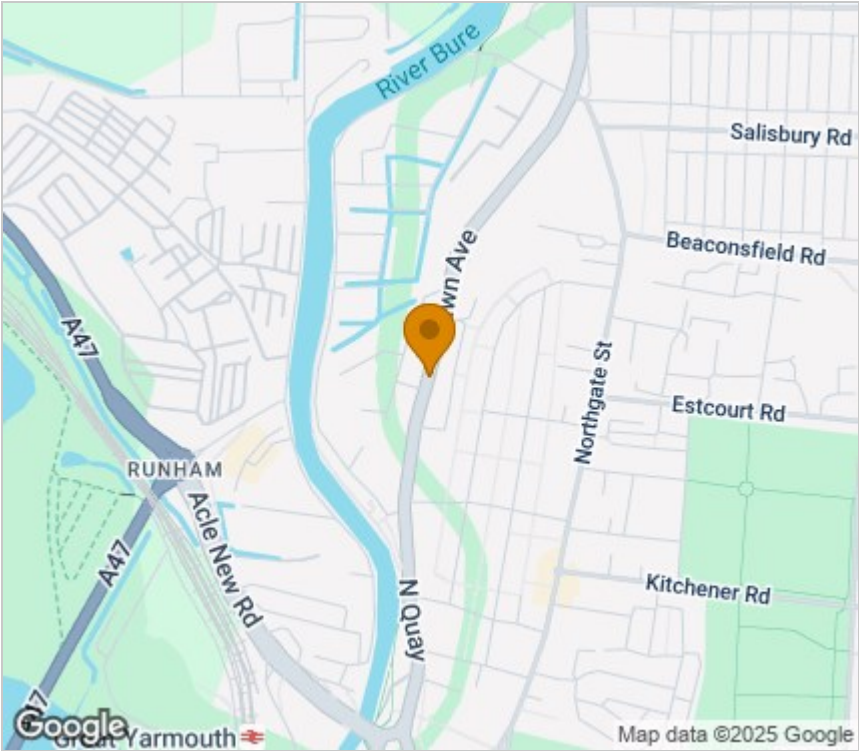
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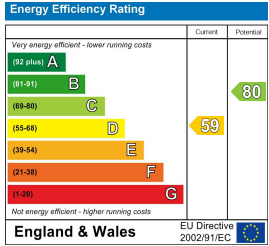
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

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