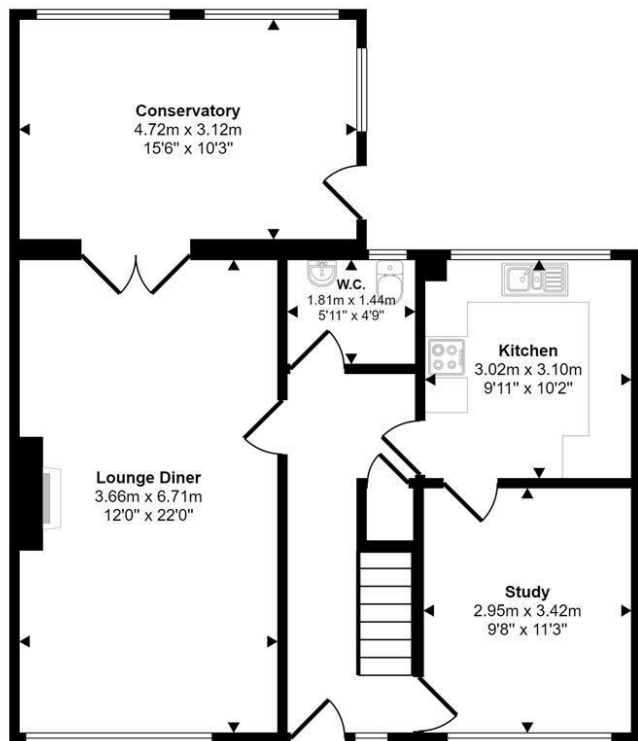




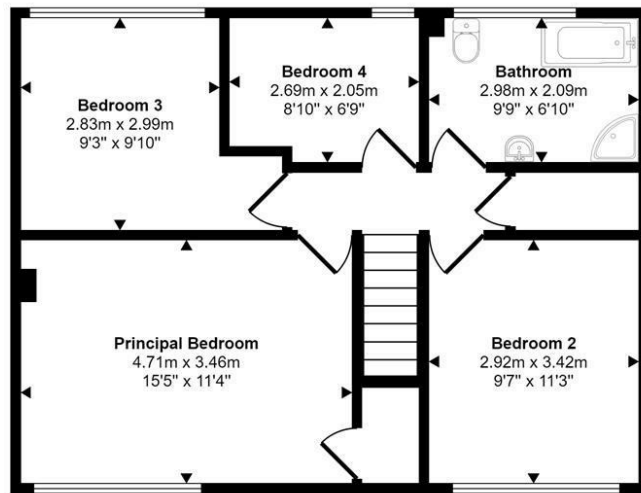
Lawn Avenue | Great Yarmouth | NR30  
Offers In Excess Of £350,000

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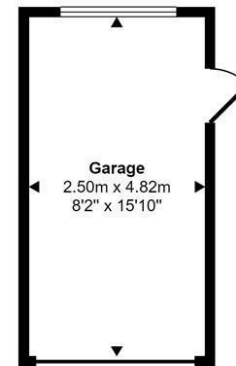
Approx Gross Internal Area  
144 sq m / 1554 sq ft



Ground Floor  
Approx 74 sq m / 800 sq ft



First Floor  
Approx 58 sq m / 624 sq ft



Garage  
Approx 12 sq m / 130 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Disclaimer – In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.



abbotFox presents this generously proportioned detached family home. Set on one of the most popular roads, in the well serviced and popular coastal town of Great Yarmouth this home has been meticulously improved by the current owners to offer a light and spacious finish throughout.

The accommodation on offer is neatly arranged over two floors, with the ground floor comprising; an inviting entrance hall, cloakroom, lounge diner, garden room, kitchen and formal dining room. The first floor offers four generous bedrooms, one of which has been converted to a utility room, and a stylish family bathroom accessed off landing. Externally, the frontage offers a range of mature shrubs and plants, whilst the enclosed rear garden offers a high degree of privacy, with a detached garage and off road parking set to the rear.

Finished to a high standard throughout, this is an ideal opportunity for any growing family. An internal viewing comes highly recommended.

