



Lawn Avenue, Great Yarmouth - NR30 1QN

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Lawn Avenue

Great Yarmouth

NO CHAIN. This well-presented mid-terrace home enjoys a CENTRAL LOCATION with EXCELLENT ROAD LINKS, making it ideal for commuters and families alike. Boasting approximately 763 sq. ft (stms) of thoughtfully arranged accommodation, the property features a generous 14' SITTING ROOM that welcomes plenty of natural light, creating a comfortable space for relaxation. The impressive 17' KITCHEN/DINING ROOM provides ample room for both cooking and entertaining, with a seamless flow that enhances everyday living. THREE SPACIOUS BEDROOMS offer flexibility for family life or home working, while the ground floor BATHROOM is fitted with a modern shower for added convenience. With the potential for OFF-ROAD PARKING to the rear, this home combines practical features with a bright and inviting atmosphere throughout. The large, enclosed REAR GARDEN offers a wonderful balance of patio seating and lawned areas - perfect for al fresco dining or children's play. Timber panel fencing ensures privacy, while established borders are ready for your choice of planting to add colour and character.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Chain!
- Mid-Terrace Home in a Central Location with Great Road Links
- Potential for Off Road Parking to Rear
- Approx. 763 Sq. ft (stms) of Accommodation
- 14' Sitting Room & 17' Kitchen/Dining Room
- Three Spacious Bedrooms
- Ground Floor Bathroom with a Shower
- Large Enclosed Rear Garden with Patio & Lawned Spaces

Located within the heart of Great Yarmouth, you can easily walk to a vast array of local amenities, shops, schools and medical facilities. Various bus links lead in and out of the town, whilst the beach is only a short walk away.



SETTING THE SCENE

With a low-level brick wall to front and wrought iron gates leading to the front pathway, access leads to the front lawned garden and main entrance.

THE GRAND TOUR

Stepping inside, the hall entrance is finished with fitted carpet and stairs rising to the first floor landing, whilst a door takes you to the sitting room, which enjoys a feature fireplace creating a focal point to the room, built-in storage shelving combined with a storage cupboard, and front-facing window overlooking the garden. A door leads off to the kitchen/dining room where a u-shaped arrangement of wall and base units can be found, including integrated cooking appliances with an inset electric hob and built-in electric oven, with tiled effect flooring and space for general white goods including a washing machine, dishwasher, and fridge freezer. The rear lobby continues with tiled effect flooring and a door leading to the rear garden, with a built-in storage cupboard and access to the ground floor bathroom - finished with a white three-piece suite including storage under the hand wash basin, panelled bath including an electric shower and glazed shower screen with aqua-board splash-backs.

Heading upstairs, the carpeted landing leads to three bedrooms, all of which are finished with fitted carpet and uPVC double glazing, with one including a built-in storage cupboard.

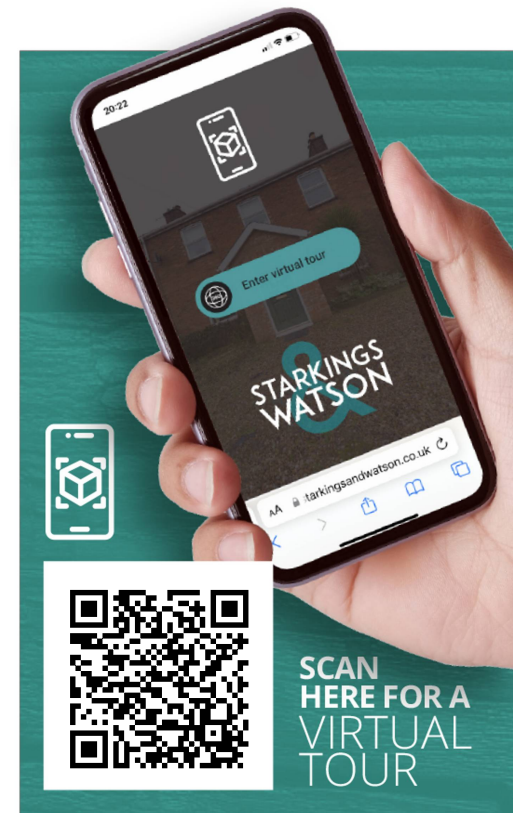
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VIRTUAL TOUR

View our virtual tour for a full 360 degree view of the interior of the property.



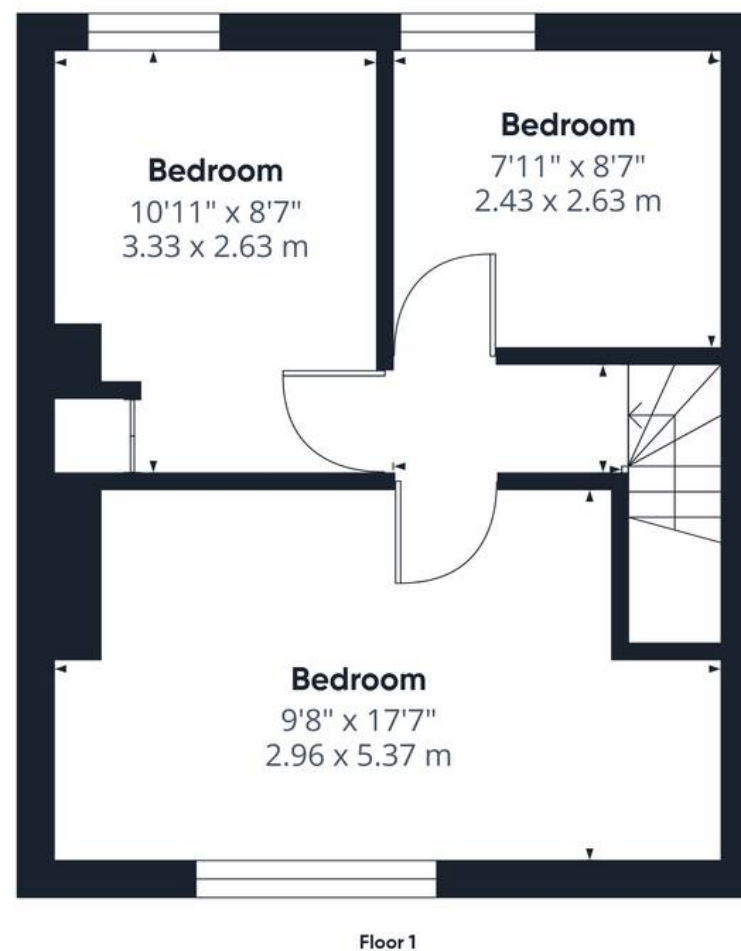
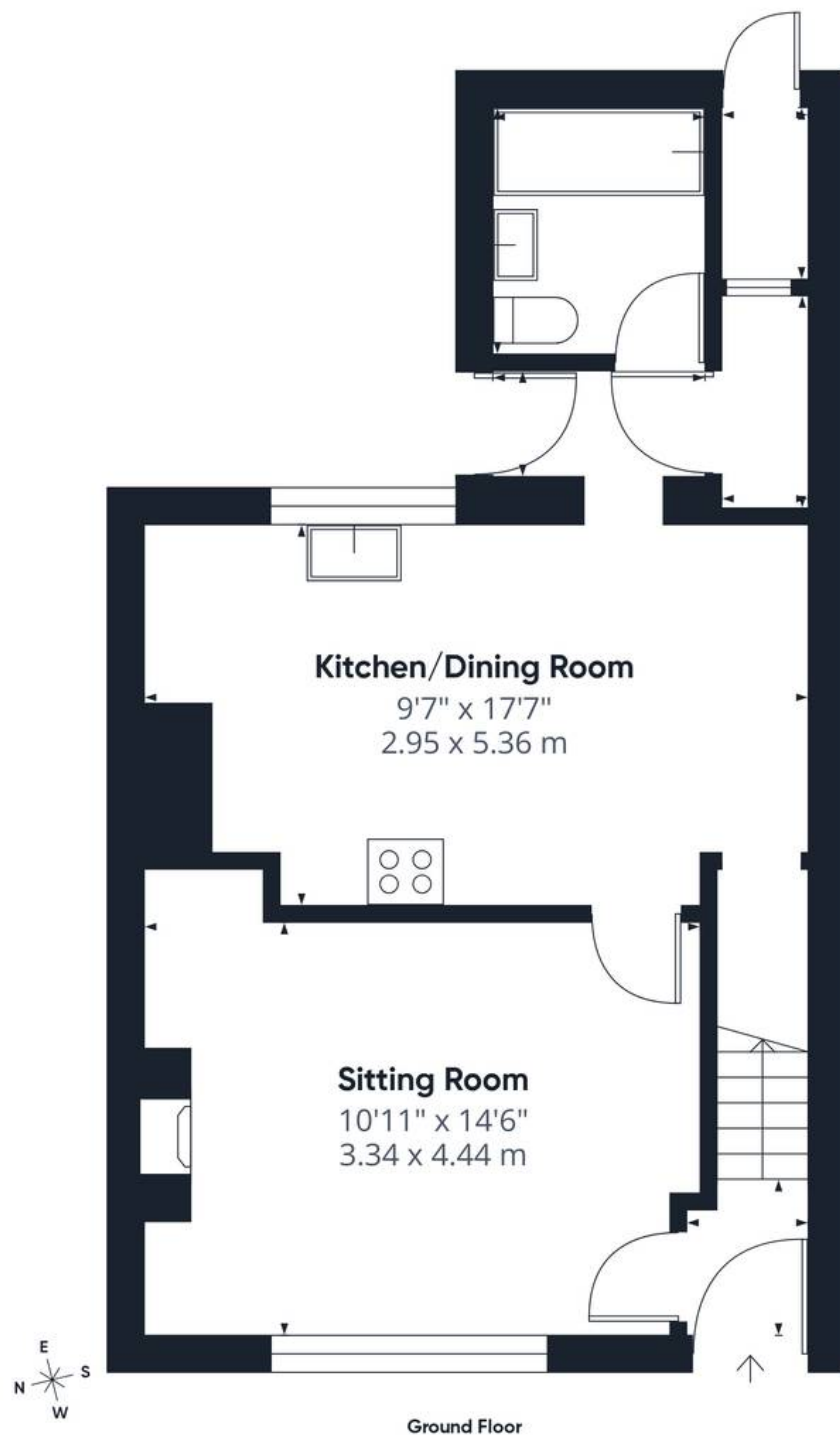




THE GREAT OUTDOORS

The rear garden is enclosed within timber panel fencing, whilst including a large patio seating area and adjacent lawned expanse. Various borders are ready for planting, whilst the garden also includes an outside water supply, built-in brick storage shed, and gated access to the rear to create off-road parking. Double timber gates and a pedestrian gate are currently in situ, with a communal access to the rear.





Approximate total area⁽¹⁾
763 ft²
70.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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