



92 Lawn Avenue, Great Yarmouth

Great Yarmouth



Minors & Brady

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Great Yarmouth

- Spacious three bedroom semi detached family home
- Three versatile reception rooms providing flexible living and entertaining space
- Characterful bay windows to the lounge and principal bedroom, enhancing natural light
- Stylish Howdens fitted kitchen with generous storage and workspace
- Ground floor shower room and first floor family bathroom for added convenience
- Three generous first-floor double bedrooms
- Beautifully presented throughout with attractive décor and new flooring
- Private rear garden with multiple sheds, ideal for storage, hobbies or a workshop
- Large driveway providing ample off road parking for multiple vehicles
- Conveniently positioned between Great Yarmouth and Caister

Occupying a generous plot with an impressive driveway and beautifully presented interiors, this spacious three-bedroom, semi-detached home offers over 1,200 sq ft of versatile accommodation, making it an excellent choice for growing families. Thoughtfully updated with a stylish Howdens kitchen, new flooring and attractive décor throughout, the property combines generous proportions with modern comfort, while remaining conveniently positioned between Great Yarmouth and Caister.





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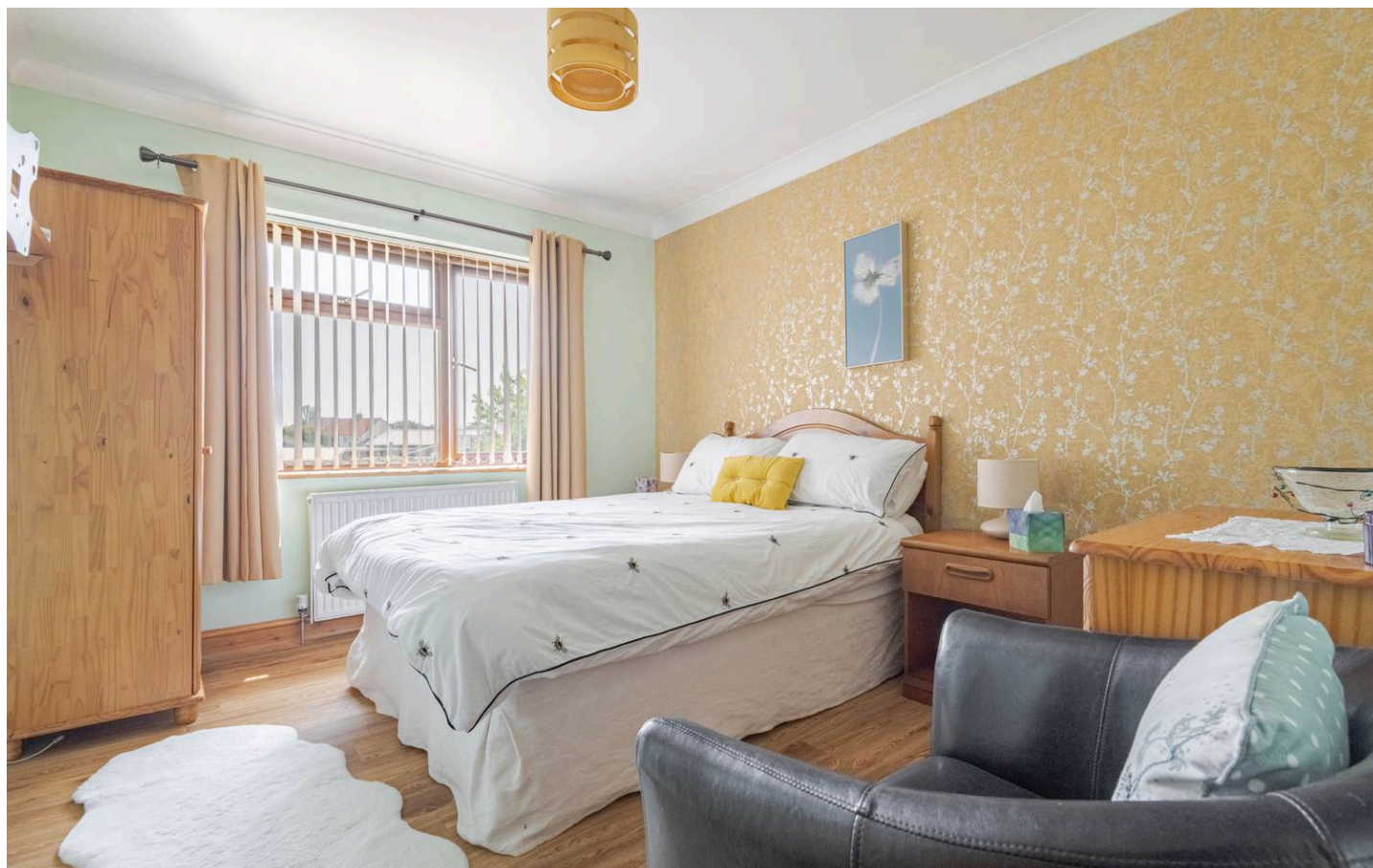
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Stepping through the welcoming entrance porch, you are greeted by a spacious hallway that provides access to the principal reception rooms. To the front of the home, the elegant sitting room is enhanced by a beautiful bay window, allowing natural light to flood the space while creating a bright and inviting setting for everyday relaxation. A separate lounge to the rear offers further flexibility, providing an ideal family room, snug or entertaining space with views across the garden.

The heart of the home is the impressive dining room, which connects seamlessly to the recently installed Howdens kitchen. Beautifully fitted with a comprehensive range of contemporary units, generous worktop space and quality finishes, the kitchen is perfectly suited to both everyday cooking and entertaining. The adjoining dining room offers ample space for family meals and social gatherings, while a convenient ground floor shower room adds further practicality to the layout.

Upstairs, the property continues to impress with three generously proportioned bedrooms, all offering comfortable accommodation for family members or guests. The principal bedroom benefits from an attractive bay window that enhances both the character and natural light within the room. A well appointed family bathroom serves the first floor, complete with a modern suite designed to meet the needs of busy family life.



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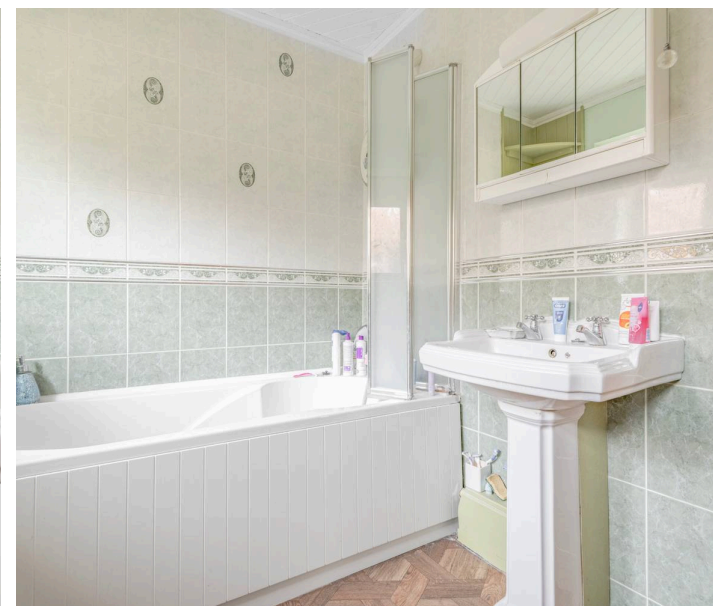
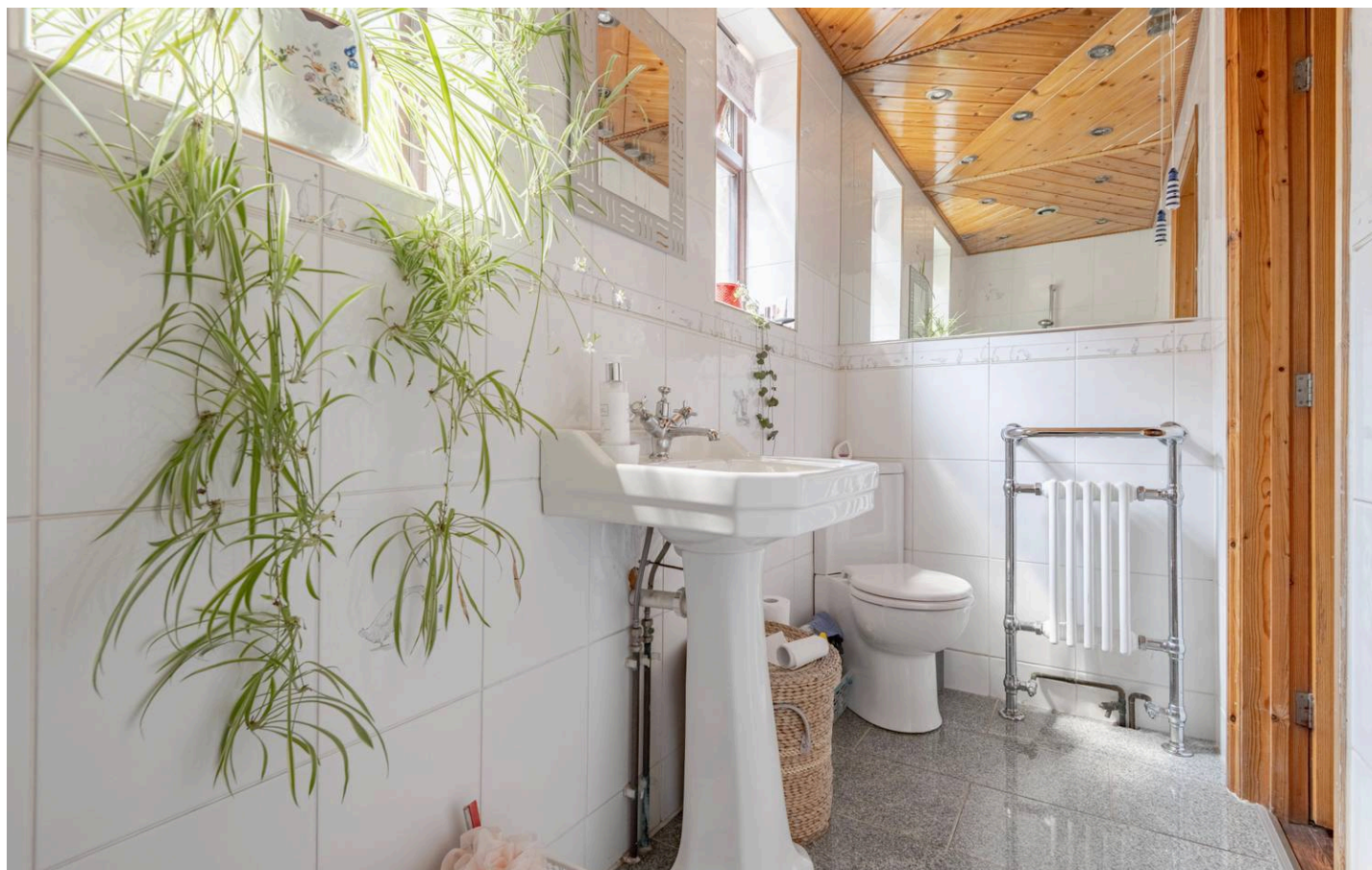
Location

Outside, the enclosed rear garden provides a wonderful setting to enjoy throughout the seasons. Predominantly laid to patio with established planting, it offers plenty of space for outdoor dining, entertaining and relaxing. Multiple garden sheds provide excellent storage and workshop potential, catering to gardening enthusiasts or those requiring additional practical space.

To the front, a substantial driveway provides ample off road parking for multiple vehicles, complementing the generous proportions of the home. Combining spacious accommodation, tasteful improvements and a highly convenient location close to schools, amenities and transport links, this attractive property presents an exceptional opportunity to secure a move in ready family home.

Lawn Avenue, Great Yarmouth

Situated in a well-established residential area of Great Yarmouth, Lawn Avenue offers convenient access to a wide range of everyday amenities and local attractions. The town provides an excellent selection of supermarkets, shops, cafés, restaurants, schools, healthcare services, and leisure facilities, ensuring everything needed for day to day living is close at hand. Great Yarmouth railway station and regular bus services offer connections to Norwich and the surrounding area, while the A47 provides straightforward road links across Norfolk.



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The town's famous sandy beach, seafront, and historic attractions are all within easy reach, offering plenty of opportunities for coastal walks, family days out, and outdoor recreation. Nearby parks and green spaces further enhance the area, making this a convenient location that combines the benefits of coastal living with excellent local amenities.

Agents Note

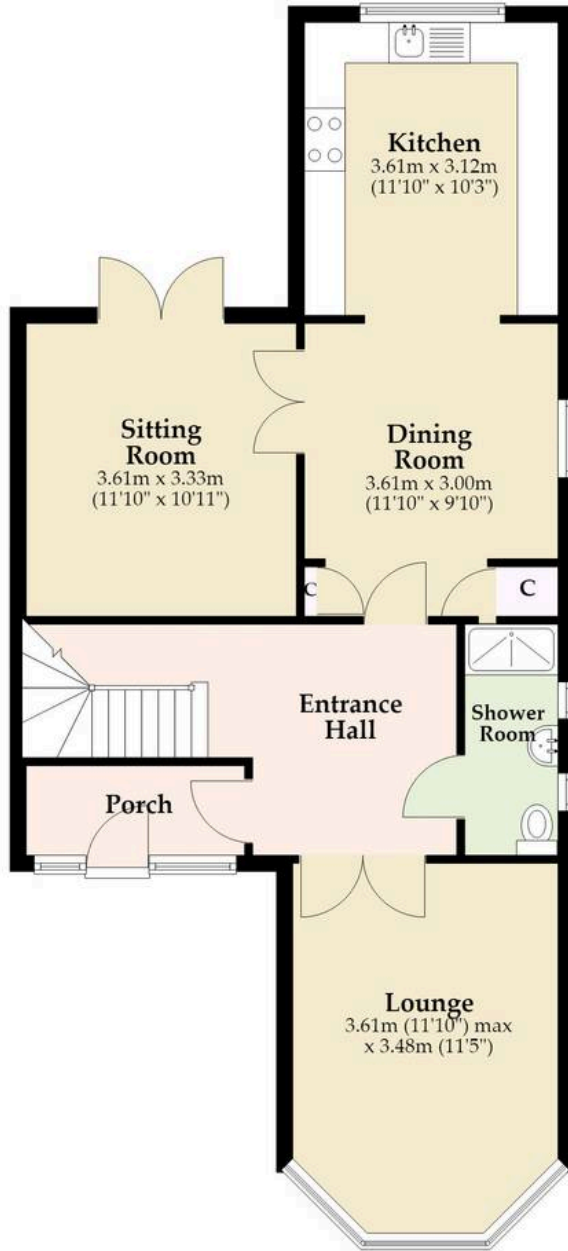
We understand this property will be sold freehold, connected to all main services.

Council tax band: TBD



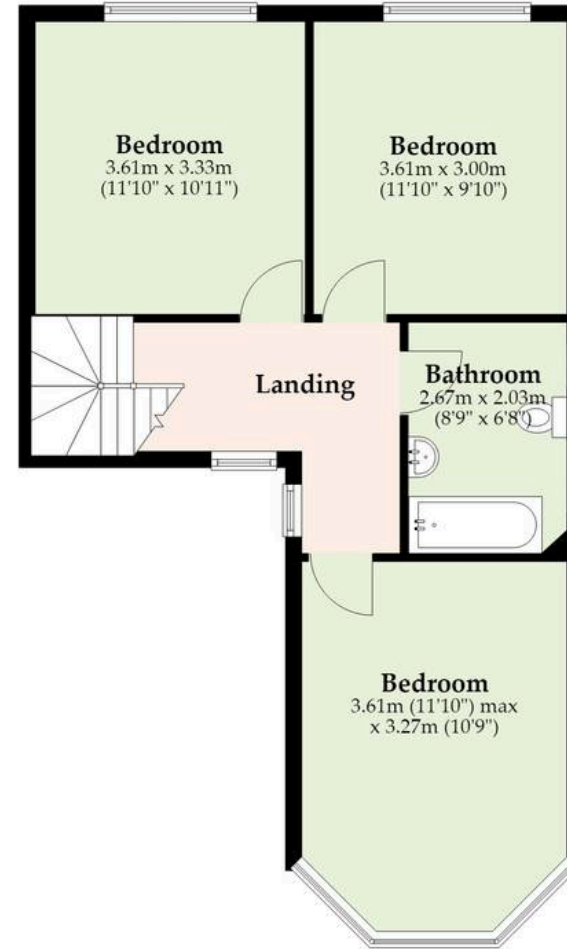
Ground Floor

Approx. 67.7 sq. metres (728.4 sq. feet)



First Floor

Approx. 51.0 sq. metres (549.2 sq. feet)



Total area: approx. 118.7 sq. metres (1277.5 sq. feet)

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.

Plan produced using PlanUp.

Dreaming of this home? Let's make it a *reality*.



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Senior Property Consultant



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