

**Aldreds**  
Estate Agents



61 Lawn Avenue

, Great Yarmouth, NR30 1QS

Asking Price £275,000



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## 61 Lawn Avenue

, Great Yarmouth, NR30 1QS

Aldreds are pleased to offer this attractively presented, well maintained detached house situated in a popular location close to the town centre. The property comprises of a large reception hall serving the spacious lounge, kitchen, dining room, rear lobby and a ground floor cloakroom. On the first floor a generous galleried landing leads to three good size double bedrooms and a modern shower room. Outside there are generous front and rear low maintenance gardens, driveway parking and single garage. The property also benefits from double glazed windows, gas central heating and is offered chain free.

### Reception Hall

Part double glazed pvc entrance door and matching side screens, wood effect laminate flooring, stairs to first floor with understairs recess with built in storage and telephone point, radiator, doors leading off to:

### Lounge

20'0" x 11'11" (6.10 x 3.65)

Superb main reception room with double aspect double glazed windows with fitted blinds on to the rear garden, tv point, two radiators.

### Dining Room

11'11" x 10'9" (3.64 x 3.30)

Double aspect double glazed windows, wood effect laminate flooring, radiator, arched serving hatch and open access to:

### Kitchen

11'10" x 8'11" (3.63 x 2.72)

Extensively fitted with a wood grain finish kitchen with wall and matching base units with polished finish work surfaces over and matching splashbacks, one and a half bowl granite effect cast sink, space and plumbing for a washing machine, four ring ceramic hob with extractor hood over, built in double oven, double glazed window to front aspect, open access to:

### Rear Lobby

Part double glazed pvc entrance door.

### Cloakroom

Low level wc, pedestal wash basin, radiator, wood effect laminate flooring, frosted double glazed window to side aspect.

### First Floor Galleried Landing

Built in airing cupboard with hot water cylinder and adjacent storage cupboard, additional full width built in storage/wardrobes, double glazed window to side aspect, access to the loft space, radiator, doors leading off to:

### Bedroom 1

12'0" x 11'0" (3.66 x 3.36)

Plus built in double wardrobe cupboard, fitted dressing table, radiator, double glazed window to front aspect.





### Bedroom 2

11'11" x 10'5" (3.64 x 3.19)

Including built in wardrobes, double glazed window to rear aspect, radiator.

### Bedroom 3

11'11" x 9'2" (3.64 x 2.81)

Plus built in double wardrobe cupboard, radiator, double glazed window to rear aspect.

### Shower Room

8'6" x 6'0" (2.60 x 1.83)

Tiled shower cubicle with mains fed shower fitting, low level wc, pedestal wash basin, tiled walls, radiator, frosted double glazed window to front aspect.

### Outside

The property sits on a generous plot to the front of which is a lawned garden with a side border and a block pavior pathway leading to the side entrance. To the rear is a very low maintenance west facing rear garden with block pavior and paved patio garden. A gated access leads to the rear driveway and access to the single garage which is accessed via Yare Close.

### Tenure

Freehold

### Services

Mains water, electric, gas and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'D'

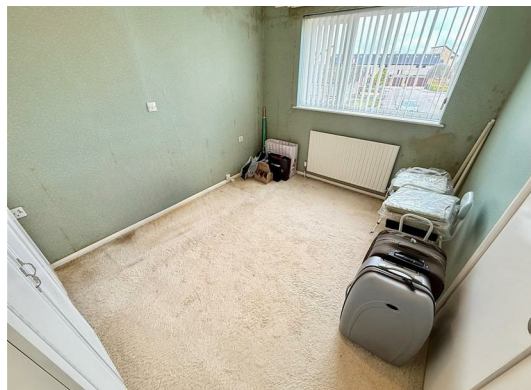
### Location

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.

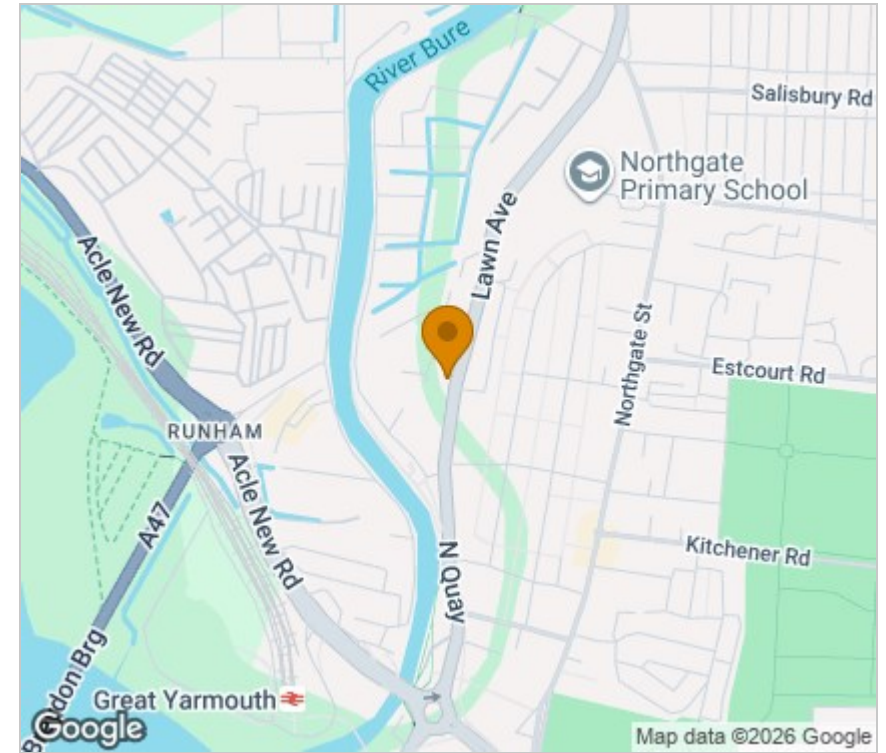
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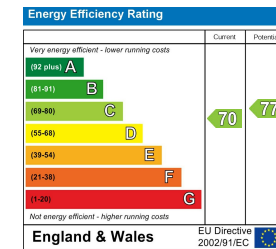
## Floor Plan



## 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.

### Disclaimer

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17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ

Tel: 01493 844891 Email: [yarmouth@aldreds.co.uk](mailto:yarmouth@aldreds.co.uk) <https://www.aldreds.co.uk/>

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Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA