



129 Lawn Avenue, Great Yarmouth

£280,000 Freehold

GUIDE PRICE: £280,000-£290,000. This attractive detached property, offering over 1600 sqft of living space, is located in a highly desirable non-estate area within Great Yarmouth. With a generous layout, this home provides three well-sized bedrooms, two reception rooms, a conservatory, and numerous features. The spacious rooms are filled with natural light, and period details such as picture rails and traditional doors enhance the overall appeal. Perfectly suited for family living, this property also boasts front and rear gardens, a driveway with ample parking, and a single garage for additional convenience.

Council Tax band: D

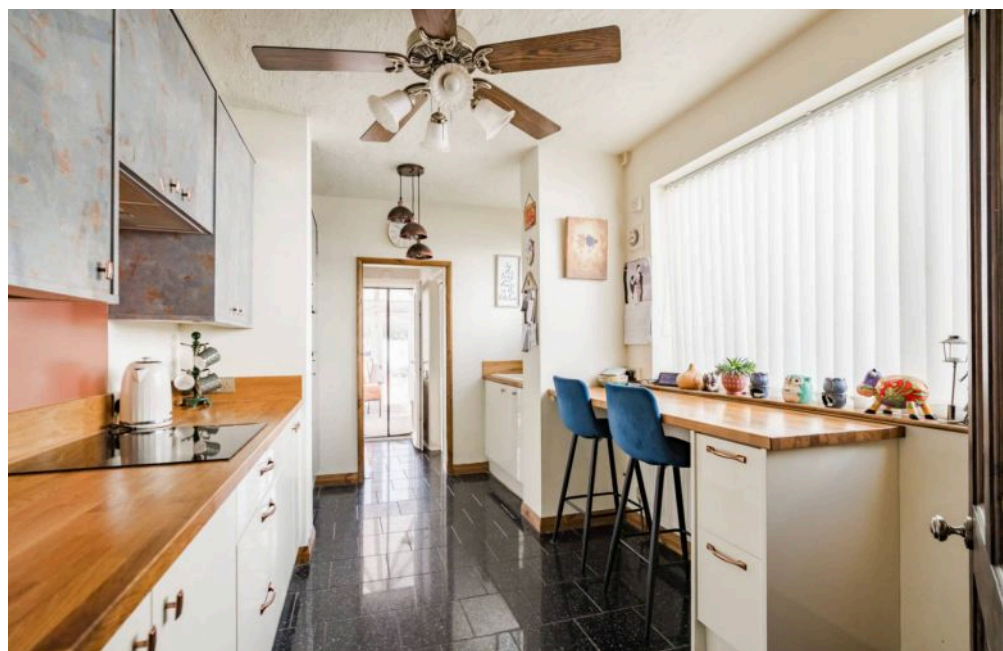
Tenure: Freehold

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The Location

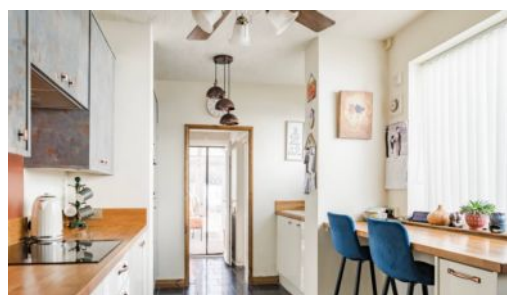
This house is located in the popular town of Great Yarmouth, the UK's third most desired seaside destination, also adjoining to the highly sought-after Norfolk Broads. The town benefits from a wide range of local amenities and great leisure facilities including schooling, supermarkets, shopping centre, pubs, restaurants, bars, cinema, swimming pool and theme parks.

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The town has its own train and stations with fantastic transport links into the Cathedral City of Norwich (approx. 30 min drive). The area has been enhanced in recent years by a steady programme of road improvements which have provided a vastly improved road link to London, the industrial centres of the Midlands and the North. A new deep-water outer harbour is now in operation.

Lawn Avenue

Upon entry, the welcoming hallway leads to a bright and airy sitting room, complete with a feature bay window and classic period panelling. Adjacent, the dining room provides an ideal setting for family meals and entertaining, featuring another bay window that fills the space with light. The recently fitted kitchen is a standout, equipped with solid wood work surfaces, modern appliances, and a built-in pantry.

A rear lobby leads to a delightful conservatory, which offers the perfect spot for relaxing and enjoying the views of the low-maintenance garden. A handy utility room and a cloakroom with a low-level WC further enhance the practicality of this family home.

Upstairs, the first-floor landing is spacious, with wooden panelling adding character to the area. The master bedroom is a generously sized room, featuring a bay window that overlooks the front of the property and built-in wardrobes. A second large bedroom enjoys side and rear views, while the third bedroom, though smaller, offers comfortable living space and a bright atmosphere. The family bathroom is well-appointed with a white suite, including a panelled bath with a shower mixer, a separate walk-in shower, and fully tiled walls.



Ground Floor
1158 sq.ft. (107.6 sq.m.) approx.

1st Floor
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 1677 sq.ft. (155.8 sq.m.) approx.

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.
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