



60 Alderman McGee Gardens, Great Yarmouth
Great Yarmouth

Minors & Brady

60 Alderman McGee Gardens

Great Yarmouth, Great Yarmouth

Built in 2022 and finished to a high standard throughout, this well-presented mid terraced home offers a smart and easy-to-live-in layout suited to modern-day living. The open plan lounge, kitchen, and dining space creates a natural flow across the ground floor, complemented by contemporary finishes, integrated appliances, and LVT flooring, while the first floor provides two well-sized double bedrooms and a modern family bathroom. Outside, the south-facing enclosed rear garden has been recently landscaped and is laid with low-maintenance artificial grass, and off-road parking sits directly to the front. Positioned within a well-established residential area of Great Yarmouth, the property enjoys convenient access to everyday amenities, making it an excellent option for buyers seeking a move-in-ready home.

Location

Alderman McGee Gardens is situated within a well-established residential area of Great Yarmouth, offering convenient access to a wide range of local amenities, including supermarkets, everyday shops, schools, and healthcare services. The town centre is within easy reach, providing further retail options, cafés, and leisure facilities, while well-placed road links and nearby public transport routes support straightforward travel across the town and to surrounding areas. The seafront and sandy beaches are a short distance away, offering coastal walks and open spaces for leisure and relaxation. Nearby parks and recreational facilities add further appeal, making the area well-suited to both families and professionals.





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Stepping inside, the entrance hall offers a clean and welcoming first impression, finished with modern wood-effect flooring, crisp white walls, and a glazed front door that allows natural light to flow through the space. The hallway and staircase are well-proportioned, with wide access areas that enhance the sense of space. A staircase rises neatly ahead with soft grey carpeting and a timber handrail, while a conveniently positioned ground-floor WC is fitted with a white suite, pedestal basin, tiled splashback, radiator, and matching flooring.

From the hall, the lounge provides a comfortable and well-proportioned living space that flows directly into the open-plan kitchen and dining area. Finished in a neutral palette with plush carpeting to the lounge area, front-facing windows draw in plenty of daylight, and the open layout works well for everyday living as well as entertaining without feeling crowded.

To the rear, the open plan kitchen and dining area forms the heart of the home. The kitchen is fitted with sleek high gloss units, complementary work surfaces, and a striking coloured glass splashback. Integrated appliances include an oven, hob, extractor hood, and fridge freezer, all set neatly within the cabinetry, with plumbing in place for washing appliances.

The dining area sits alongside space for a table, benefiting from rear-facing windows and a glazed door opening directly onto the garden, creating an easy flow between inside and out. The same contemporary flooring continues throughout this space, enhancing the sense of continuity.



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Upstairs, the first-floor landing is bright and well-kept, finished with matching carpeting and giving access to all bedrooms and the family bathroom, along with access to a partially boarded loft. The principal bedroom is a generous double, positioned to the front, offering a calm retreat with soft carpeting and space for wardrobes. The second bedroom is another comfortable double overlooking the rear garden, while the third bedroom provides flexibility for a child's room, guest room, or home office, all finished to the same standard.

The family bathroom is smartly presented with a white suite comprising a panelled bath with a shower over and a glass screen, a pedestal basin, and a WC. White wall tiling surrounds the bathing area, complemented by neutral flooring and a heated towel rail, giving the room a fresh and practical finish.

Outside, the enclosed rear garden enjoys a south-facing aspect and has been recently landscaped for ease of maintenance and privacy, laid mainly to artificial lawn with a paved seating area ideal for outdoor furniture. Timber fencing surrounds the space, creating a secure and private environment with rear access via the kitchen door.

To the front, the property forms part of a modern terrace with a smart brick façade and a small covered entrance. Allocated parking is positioned directly in front of the home, providing convenient off-road parking within easy reach of the front door.

Agents notes

Sold freehold, connected to all main services.

Gas Central Heating

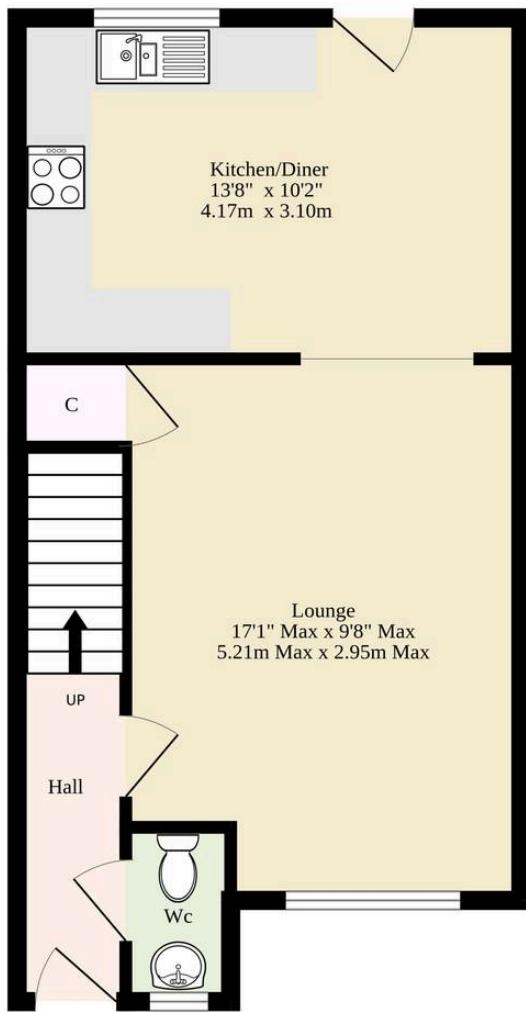
Council Tax Band- B

Maintenance charge: £100 per year

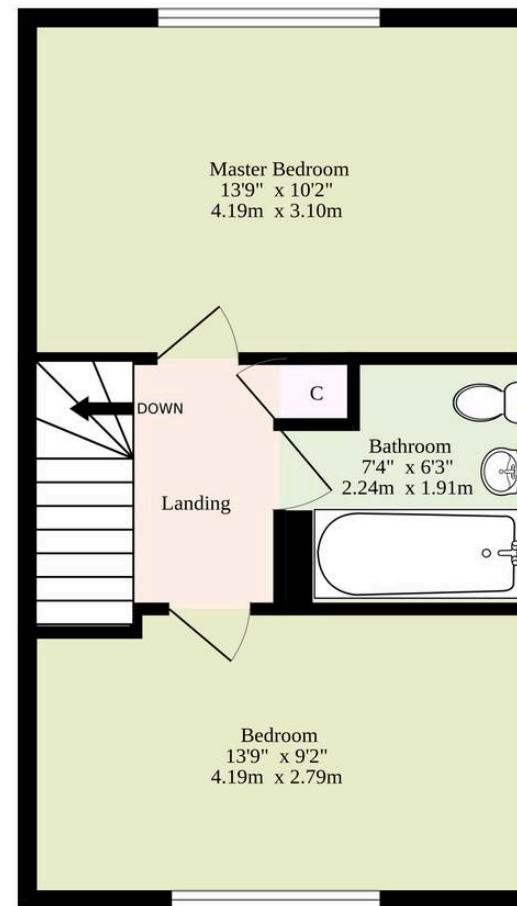
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Ground Floor
399 sq.ft. (37.1 sq.m.) approx.



1st Floor
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 778 sq.ft. (72.3 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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Dreaming of this home? Let's make it a *reality*



Meet *Sarah*
Senior Property Consultant



Meet *James*
Property Consultant



Meet *Lauren*
Property Consultant

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