



## 10 Sturdee Avenue, Great Yarmouth

Guide Price: £250,000 - £260,000

# 10 Sturdee Avenue

## Great Yarmouth

This delightful 3-bedroom semi-detached house sits in the heart of Great Yarmouth, a coastal town with shops, restaurants, schools and beaches. The location offers excellent transport links for easy commuting. Inside, the bright and airy property features a comfortable living room with a feature wall, a modern kitchen/diner perfect for entertaining, and a versatile second reception room. Three good-sized bedrooms and a modern shower room provide comfortable accommodation. Outside, a courtyard garden with a pergola and storage offers a private space to relax, while off-road parking adds convenience.

### THE LOCATION

This property is located in the vibrant coastal town of Great Yarmouth, offers a convenient and well-connected setting for residents. Situated in the heart of this bustling seaside town, Sturdee Avenue provides easy access to an array of amenities, including local shops, restaurants, schools, and recreational facilities. Great Yarmouth is celebrated for its picturesque coastline, offering pristine sandy beaches and stunning seafront promenades, perfect for leisurely strolls and enjoying the sea breeze. The town is rich in history and culture, with numerous historical landmarks and attractions, including the iconic Britannia Pier and the Sea Life Centre. This location benefits from excellent transportation links, ensuring swift commutes to nearby towns and cities, making Sturdee Avenue an ideal spot for those looking to embrace coastal living with urban convenience.



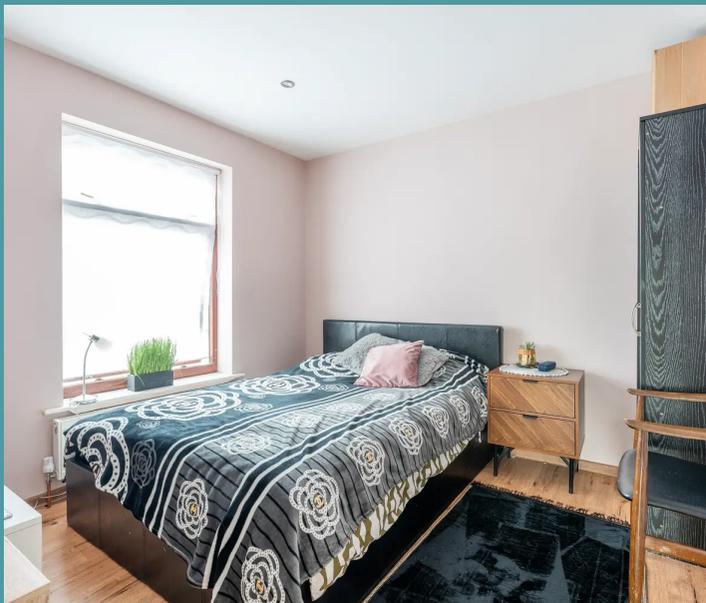


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### STURDEE AVENUE

Nestled in the serene town of Great Yarmouth, this charming three-bedroom semi-detached house offers a perfect blend of comfort, style and functionality. As you step into the bright and airy porch, you'll appreciate the convenience it provides for storing coats and shoes, keeping the interiors clutter-free. The main sitting room beckons with its dual aspect windows, allowing natural light to flood the space, accentuating the brick-style feature wall. The seamless transition into the modern-gloss kitchen/diner makes hosting family and friends a breeze. The kitchen boasts a mix of built-in appliances and provisions for additional ones, ensuring an overall pleasant cooking experience. For those seeking versatility in living spaces, the property presents a second reception room, which can easily double up as a dining room for intimate gatherings or daily meals.



The sleeping quarters comprise three adequately sized bedrooms, including two doubles and a third bedroom currently utilised as a dressing area. Each bedroom exudes a warm and inviting ambience, ideal for rest and relaxation after a long day. The lovely shower room features a large shower unit, storage solutions and contemporary sanitary ware, adding a touch to the overall space.



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Stepping outside, the courtyard-style garden beckons for dining and relaxation. A wooden pergola provides a shaded space, while a separate storage/utility area offers practical solutions for keeping outdoor essentials organised. The property also boasts sufficient off-road parking, ensuring convenience for residents and guests alike.

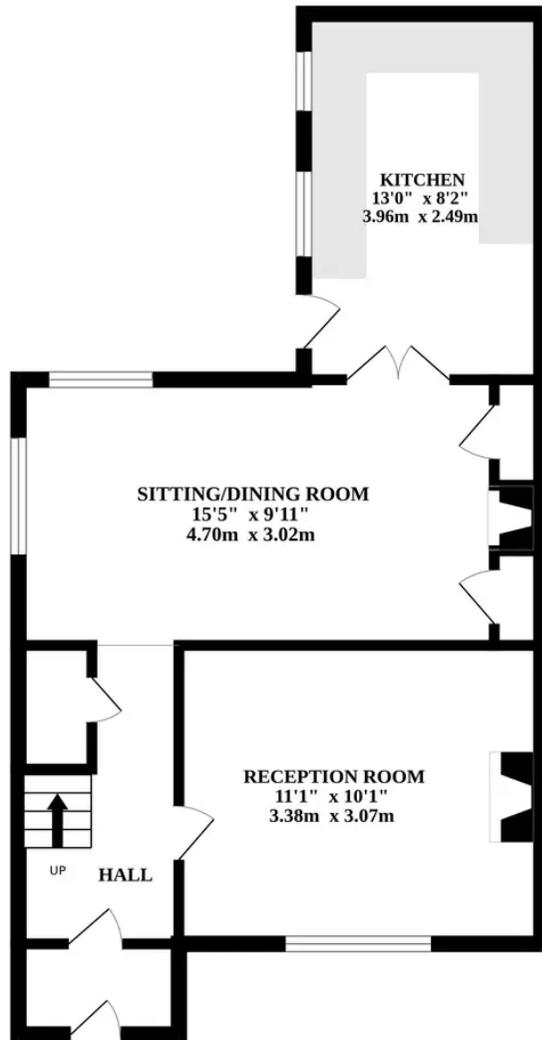
### AGENTS NOTE

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

Council Tax Band - B



GROUND FLOOR



1ST FLOOR

