



5 Balmoral Avenue

Great Yarmouth



Minors & Brady

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Great Yarmouth

Beautifully presented and modern throughout, this three-bedroom detached family home offers versatile accommodation, including a spacious lounge with bay window and feature fireplace, an open-plan kitchen and dining area with central island, and a vaulted garden room with direct access to the mature rear garden. The ground floor also benefits from a WC with a utility area. Upstairs are two double bedrooms, both with en suite facilities, the master featuring a corner bath, separate shower enclosure and twin basins, along with a versatile third bedroom ideal for guests or home working. Outside, the landscaped rear garden provides raised decking and artificial lawn sections, while a gravel driveway offers off-road parking with gated side access, all positioned within easy access of local shops, supermarkets and everyday amenities, within reach of schools, regular public transport links and close to the beach.

Location

Balmoral Avenue is positioned in a well-established residential area of Great Yarmouth, offering convenient access to a wide range of everyday amenities. Local shops, supermarkets, schools and regular transport links are all within easy reach, making it a practical setting for families and commuters alike, while the town centre provides further retail outlets, cafés and essential services. The seafront and sandy beach are also close by, ideal for coastal walks and time outdoors, and nearby green spaces offer additional room to relax and exercise. Road links connect easily to surrounding villages and the city of Norwich, supporting straightforward travel for work or leisure across the county. Healthcare facilities, leisure centres and community services are also readily accessible, enhancing day-to-day convenience. This well-connected position continues to attract buyers seeking a coastal town setting with practical access to both local amenities and wider regional routes.





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Stepping through the front door, the entrance hall sets the tone with light décor and practical storage beneath the staircase, providing a discreet space for coats and household items.

The lounge sits at the front of the property, centred around a wide bay window fitted with leaded glazing that draws in natural light. Decorative coving frames the ceiling, and a feature fireplace with an ornate surround and inset fire creates a focal point. Timber flooring runs underfoot, and glazed double doors connect the space to the rest of the ground floor, allowing for both separation and flow when required.

To the rear, the kitchen and dining area have been opened to create a generous, contemporary space finished with large format tiled flooring. High gloss cabinetry in a dark finish is paired with contrasting stone work surfaces, incorporating a central island with breakfast bar seating and an inset gas hob. Integrated double ovens, built in microwave and further fitted appliances are set within tall units, while a modern sink with mixer tap is positioned beneath one of the internal openings. Ceiling mounted track lighting and pendant lights define the dining area, which sits comfortably beside a window overlooking the rear garden.

Beyond, the garden room offers an additional reception space with a vaulted ceiling, exposed beams and inset ceiling lights. Glazed doors and windows frame views of the garden and allow direct access outside, making this a versatile area suitable for relaxing or entertaining. Off this space is a ground floor WC and utility room, fitted with a wash basin, WC, heated towel rail and stacked laundry appliances, with tiled walls and flooring for a practical finish.



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Upstairs, the principal bedroom offers a generous layout enhanced by recessed ceiling lighting and a stylish finish throughout. It benefits from a spacious en suite comprising a bath, separate shower, vanity basin and WC, all finished with contemporary tiling. The second double bedroom also enjoys its own en suite facilities, fitted with a shower enclosure, vanity unit and WC. Completing the first floor is a third, smaller bedroom, versatile in its use and well suited as a nursery, study or occasional guest room.

Outside, the mature rear garden has been landscaped for ease of maintenance, with raised decking areas, artificial lawn sections and established planting set within fenced boundaries. Decorative balustrades define the different levels, and there is ample space for outdoor seating and dining. To the front, a gravel driveway provides off road parking, framed by brick pillars and low boundary walls, with gated side access leading through to the rear garden.

Agents notes

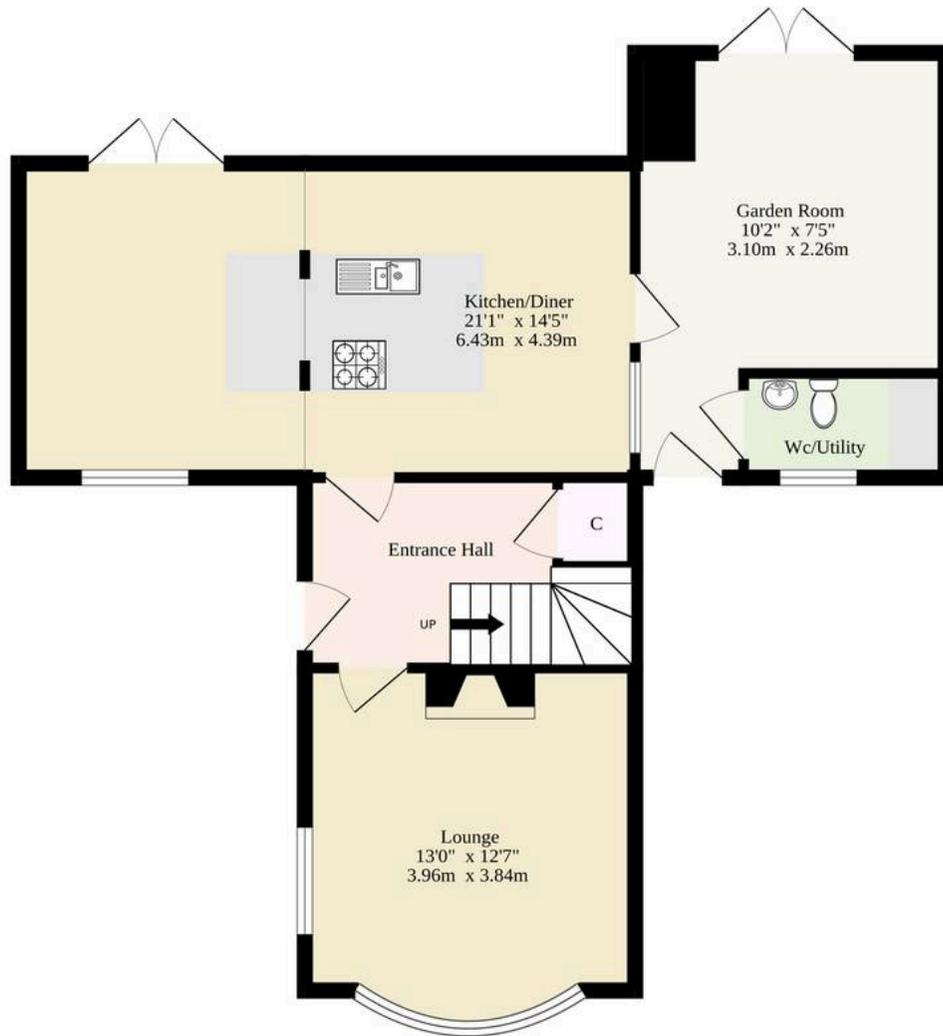
Sold freehold, connected to main services: water, electricity, gas and drainage.

Gas central heating

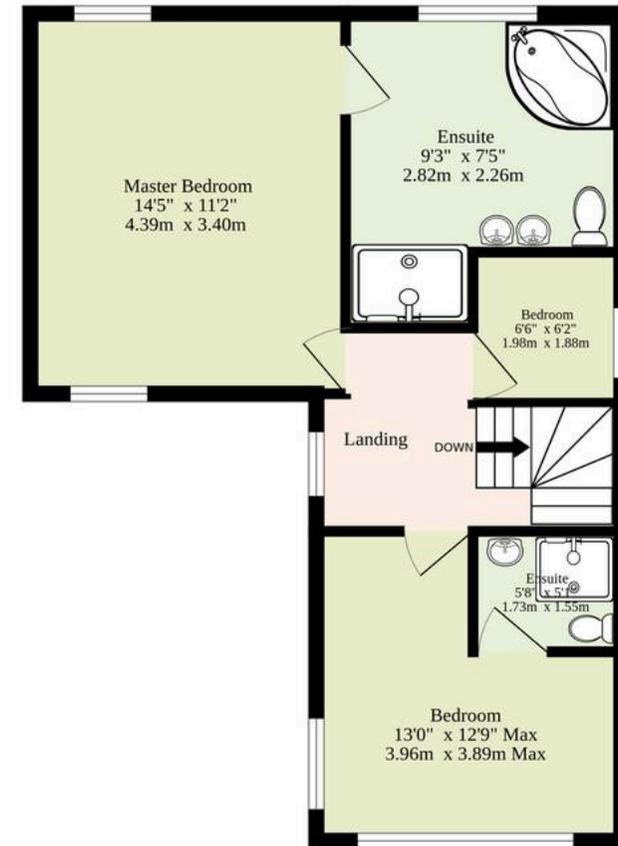
Council Tax Band D



Ground Floor
665 sq.ft. (61.8 sq.m.) approx.



1st Floor
488 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA : 1153 sq.ft. (107.1 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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Meet *Sarah*
Senior Property Consultant



Meet *James*
Property Consultant



Meet *Lauren*
Property Consultant

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