



1 Champion Avenue, Gorleston
Great Yarmouth



Minors & Brady

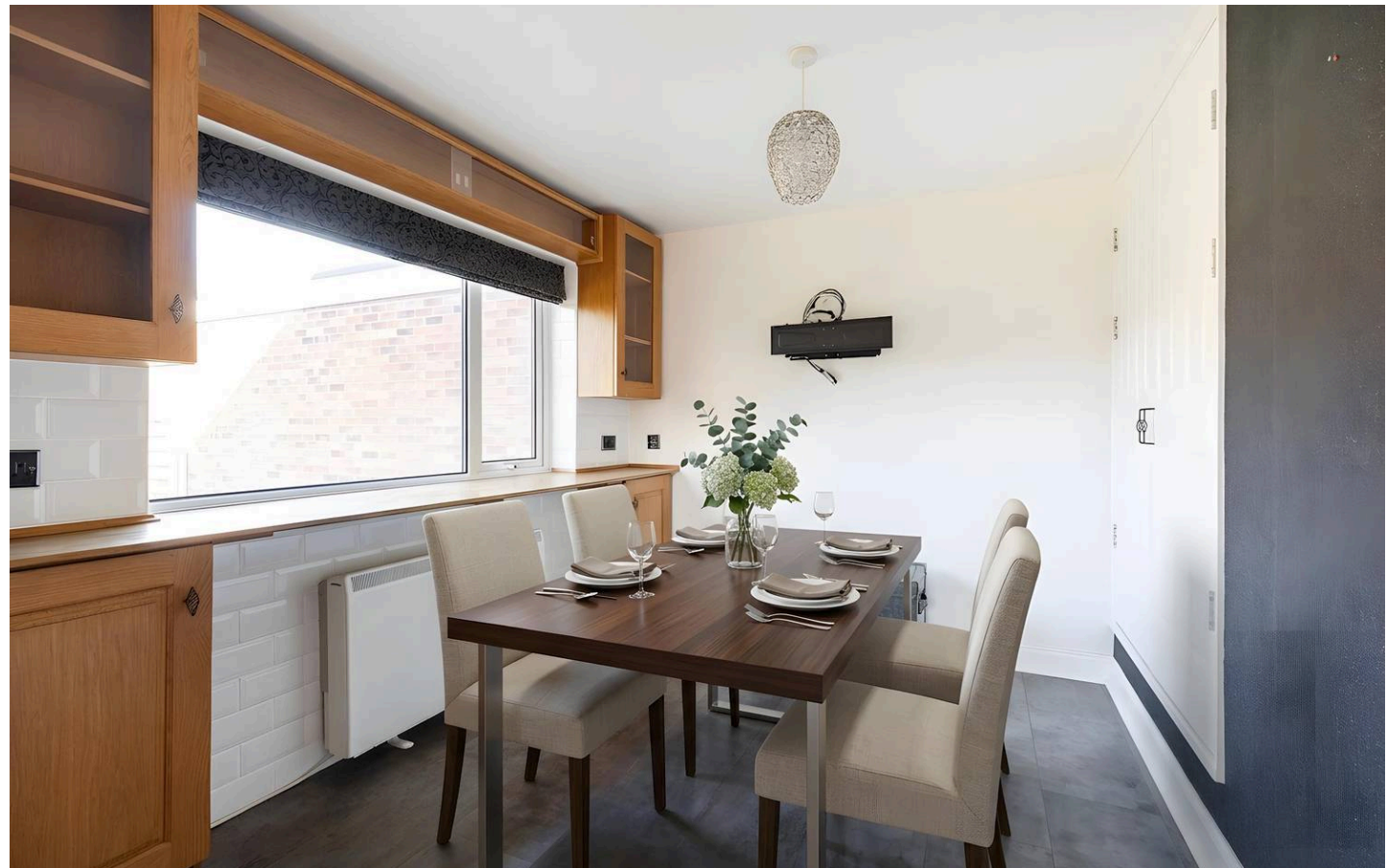
1 Champion Avenue

Gorleston, Great Yarmouth

Set within a well established residential area, this well presented three bedroom end terraced home offers spacious and well arranged accommodation, including a front facing lounge with a character fireplace and an open plan kitchen and dining area with fitted units, open shelving, built in storage and space for appliances, along with access to the rear garden, while upstairs features two comfortable double bedrooms, a versatile third bedroom and a bathroom with separate WC, with the property further benefiting from an enclosed rear garden with patio, a front garden with steps to the entrance, a driveway providing off road parking and a detached double garage or workshop, all within easy reach of shops, supermarkets, schools and healthcare facilities, as well as Gorleston Beach with its sandy shoreline and promenade.

Location

Champion Avenue is positioned within a well-established residential area of Gorleston-on-Sea, offering convenient access to a wide range of everyday amenities. Nearby, you will find local shops, supermarkets, schools, and healthcare facilities, while the popular Gorleston Beach is within easy reach, providing a sandy shoreline and promenade. The property is also well placed for access to Great Yarmouth town centre and benefits from good transport links, including regular bus routes and road connections to Norwich and surrounding areas. The area is known for its strong community feel and access to a range of leisure facilities, including parks and sports centres. Schooling options are available nearby for a variety of age groups, making the location practical for a range of buyers.





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Campion Avenue, Gorleston

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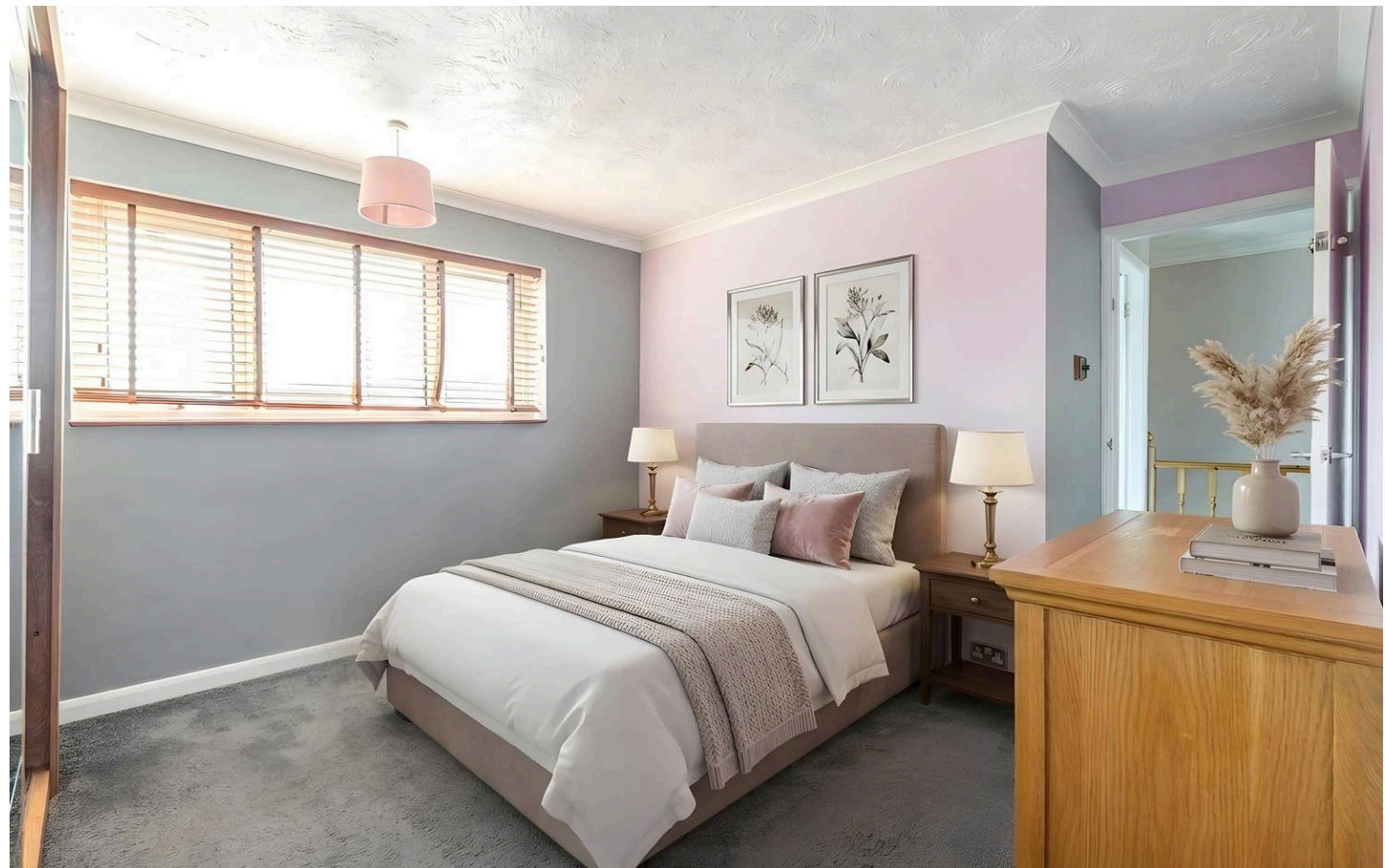
Stepping inside, the property opens into an entrance porch which leads through to a welcoming hallway. Stairs rise to the first floor, with fitted shelving neatly built beneath, providing useful integrated storage without interrupting the flow of the space.

The lounge sits at the front of the property and offers a well-proportioned layout, centred around a feature fireplace with a tiled hearth and inset fire, creating a natural focal point. A large window allows for plenty of natural light, while decorative cornicing and a smooth ceiling finish the room neatly.

To the rear, the kitchen and dining area are arranged in an open plan layout, creating a practical and sociable space. The kitchen is fitted with worktops with cupboards and drawers below, complemented by matching wall units, open shelving and a built-in wine rack. There is a one-and-a-half-bowl sink with a drainer, tiled splashbacks and space for appliances, including a washing machine, fridge and freezer. An electric cooker with an induction hob sits beneath an extractor, with a window overlooking the rear garden and a door providing direct access outside.

The dining area continues from the kitchen and includes fitted low-level storage cupboards and wall-mounted display cabinets, along with additional built-in storage, including an airing cupboard housing the hot water cylinder. A further window looks out to the rear garden, bringing natural light into the space.

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Upstairs, the landing provides access to all three bedrooms, the bathroom and a separate WC, along with a loft hatch fitted with a ladder. The principal bedroom is positioned at the front and offers a generous double room. A second bedroom sits to the rear and is also a comfortable double. The third bedroom, also to the front, is a versatile room suited as a single bedroom, study or nursery.

The bathroom is fitted with a panelled bath with a shower attachment and a wash basin, finished with fully tiled walls, while the separate WC sits alongside for added convenience.

Outside, the property benefits from both front and rear gardens. The rear garden is mainly laid to lawn and includes a paved patio area, enclosed by fencing and brick boundaries. To the front, the garden is laid to lawn with steps leading up to the entrance, alongside a driveway providing off-road parking and leading to a detached double garage or workshop, complete with power, lighting, a window and side access door.

Agents notes

Sold freehold, connected to main services -TBD

Heating system - TBD

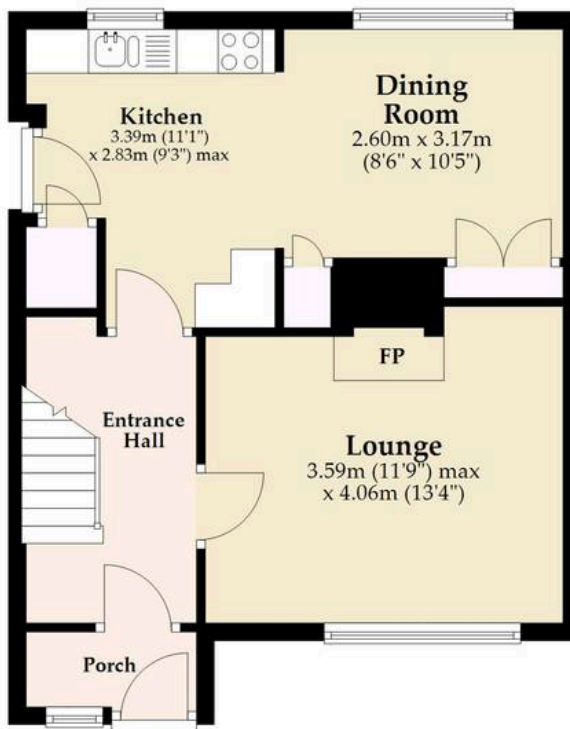
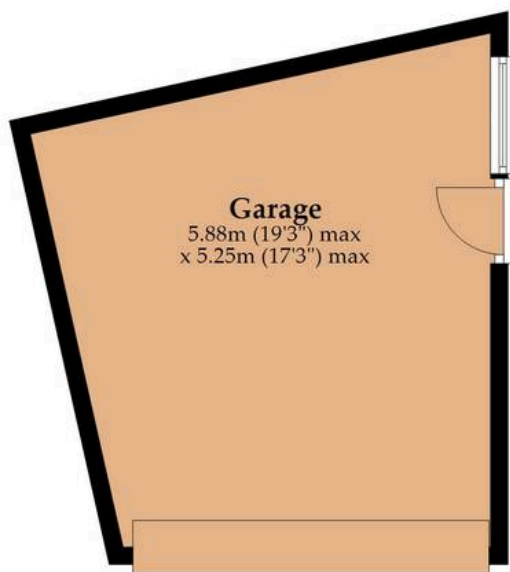
Council Tax Band- B

Some images used in this listing have been digitally staged to illustrate potential furnishing and layout options. We recommend arranging a viewing to assess the space and features in person.



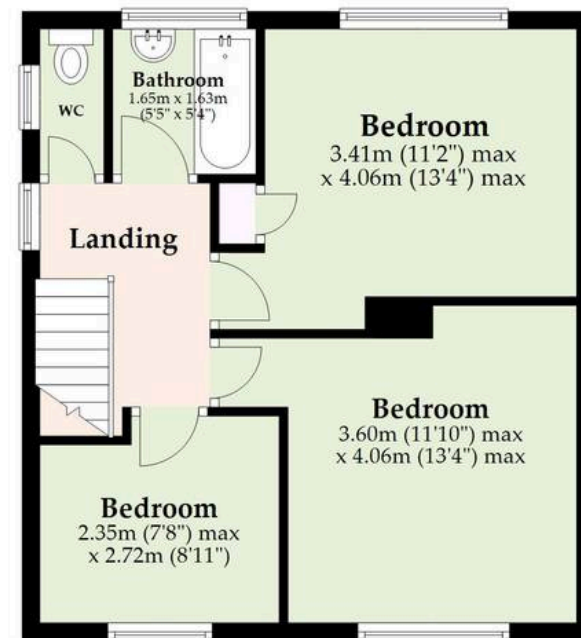
Ground Floor

Approx. 67.6 sq. metres (727.4 sq. feet)



First Floor

Approx. 41.1 sq. metres (442.0 sq. feet)



Total area: approx. 108.6 sq. metres (1169.4 sq. feet)

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.

Plan produced using PlanUp.

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Senior Property Consultant



Meet *James*
Property Consultant



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Minors & Brady
Your home, our market

 caister@minorsandbrady.co.uk

 01493 806188

 48 High Street, Caister-on-Sea, Great Yarmouth, NR30 5EH

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