



11 Alexandra Avenue, Great Yarmouth

Great Yarmouth



Minors & Brady

# 11 Alexandra Avenue

Great Yarmouth, Great Yarmouth

This spacious and versatile family home is set within a quiet residential location, just a short walk from the beach, offering an excellent opportunity for those seeking both space and lifestyle. Positioned within a well-established area, the property provides easy access to local amenities, schools, and transport links, while still enjoying a peaceful setting away from the busier parts of town. Offered with no onward chain, it presents a straightforward purchase and a fantastic chance for a new owner to make the home their own.

With generous room sizes, flexible living spaces, and scope for further enhancement, this is a property that can comfortably adapt to the changing needs of a growing family.



# 11 Alexandra Avenue

Great Yarmouth, Great Yarmouth

- Spacious and versatile family home offered with no onward chain
- Generous room sizes throughout, ideal for growing families
- Located in a quiet residential setting within walking distance to the beach and town
- Multiple reception rooms providing versatility to suit the needs of the new owner
- Four well proportioned bedrooms across the first floor
- Additional loft rooms offering further flexible space
- Large rear garden enjoying afternoon sun, perfect for outdoor living
- Off road parking and garage providing practical convenience
- Excellent potential to further enhance and personalise to suit individual needs

Council Tax band: D

Tenure: Freehold



M&B

# 11 Alexandra Avenue

Great Yarmouth, Great Yarmouth

## Location

Situated within a well-established residential area of Great Yarmouth, Alexandra Avenue offers a convenient setting close to a wide range of everyday amenities. The town provides an extensive selection of supermarkets, shops, cafés, schools, and healthcare services, along with leisure facilities and attractions along the seafront. The nearby coastline offers sandy beaches and promenade walks, all within easy reach.

Great Yarmouth is well connected via road links to Norwich and the surrounding Norfolk Broads, while regular public transport services provide access to neighbouring towns and villages. The area also benefits from a railway station with links to Norwich, making it a practical location for both local living and travel further afield.

## Alexandra Avenue

Stepping inside, the ground floor offers a flexible and well balanced layout, with multiple reception rooms that cater to both everyday living and entertaining. The living room provides a comfortable and inviting space, while the separate dining room is ideal for family meals or hosting. In addition, a further family room offers valuable extra living space, perfect as a playroom, snug, or home working area. The kitchen is well positioned with access to the dining space, creating a practical flow, and is complemented by a ground floor WC and useful storage areas, including walk in cupboards.



# 11 Alexandra Avenue

Great Yarmouth, Great Yarmouth

Upstairs, the property continues to impress with four well proportioned bedrooms, all offering comfortable accommodation with space for furnishings. The layout is ideal for family life, with bedrooms arranged off a central landing, alongside a family bathroom and additional WC for added convenience.

The second floor provides further flexibility with loft rooms and eaves storage that can be used to suit a variety of needs, whether as hobby space, or potential additional accommodation, subject to requirements.

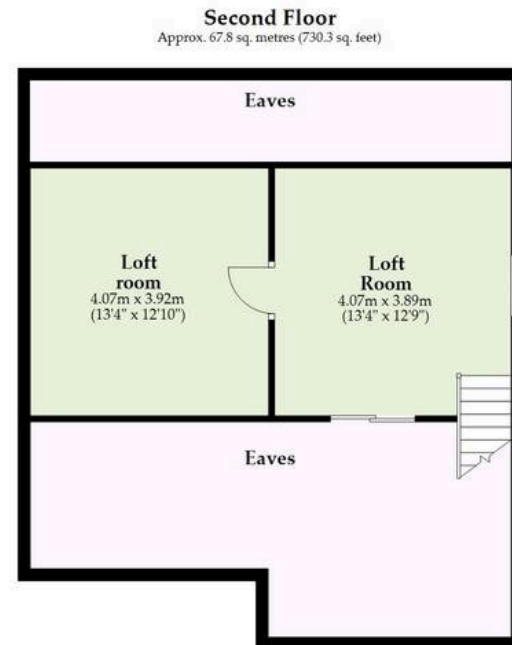
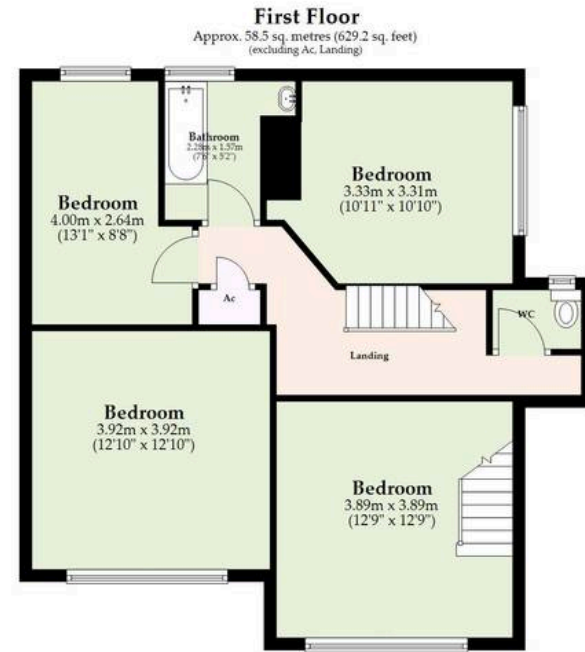
Externally, the property benefits from a generous rear garden that enjoys afternoon sun, creating a pleasant outdoor space for relaxing, entertaining, or family use. To the front, off road parking and a garage provide practical convenience and additional storage.

## Agents Notes

Freehold, connected to all main services.

Council tax band - D





Total area: approx. 219.1 sq. metres (2358.1 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.

# Dreaming of this home? Let's make it a *reality*.



Meet *Sarah*  
Senior Property Consultant



Meet *Dan*  
Branch Partner



Meet *Lauren*  
Property Consultant

Minors & Brady  
*Your home, our market*

 [caister@minorsandbrady.co.uk](mailto:caister@minorsandbrady.co.uk)

 01493 806188

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

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



## How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



**Matt Waters**  
Director and  
Principal



**Victoria Payne**  
Mortgage and  
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378  
E: [enquiries@norfolk-mortgages.co.uk](mailto:enquiries@norfolk-mortgages.co.uk)