



67 Sturdee Avenue, Great Yarmouth

Minors & Brady



## 67 Sturdee Avenue

### Great Yarmouth

Enjoying a convenient position within the coastal town of Great Yarmouth, this well-maintained mid-terrace home has been thoughtfully improved in recent years to offer comfortable, modern living with excellent peace of mind. Featuring a new boiler, roof, windows, doors and insulation, alongside a contemporary garden room completed in 2024, the property combines practical upgrades with versatile accommodation. Offering inviting living spaces, three flexible bedrooms and a private rear garden, it presents an excellent opportunity for first-time buyers, families and investors seeking a home that is ready to enjoy from the outset.



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## Great Yarmouth

- Mid-terrace residence positioned down a residential road in the coastal town of Great Yarmouth
- Suitable choice for first-time buyers or investors!
- Recent improvements include a brand-new boiler installed in 2025, a new roof in 2022, new windows and doors in 2020, new insulation and a garden room built in 2024
- Comfortable living room that invites relaxation and entertaining
- Open-plan kitchen and dining room fitted with cabinetry, a freestanding oven and areas for your own appliances
- Ground-floor bathroom comprising of a three-piece suite
- A contemporary garden room with sliding doors that open out to the garden, creating a seamless flow between the indoor and outdoor spaces
- Three bedrooms offering comfort and privacy, with the flexibility to have a home office, dressing room or a nursery
- Private garden with brand-new fencing, featuring a laid to lawn and a store outbuilding
- Easy access to a wide range of amenities within the town, including shops, schools, transport links and the scenic coastline



# 67 Sturdee Avenue

Great Yarmouth

## Sturdee Avenue

Positioned along a residential road in the ever-popular coastal town of Great Yarmouth, this well-presented mid-terrace home offers a wonderful opportunity for first-time buyers, growing families and investors. Thoughtfully improved over recent years, the property combines practical modern upgrades with comfortable living spaces, creating a home that is ready to be enjoyed from day one.

A welcoming entrance hall sets the tone, leading through to a comfortable living room that provides an inviting space to relax, unwind and entertain. Filled with natural light, it is a versatile room that easily accommodates both everyday living and social gatherings.

At the heart of the property is the open-plan kitchen and dining room, designed to bring family life and entertaining together. Fitted with a range of cabinetry and a freestanding oven, the space also offers designated areas for additional appliances, providing both practicality and flexibility. The adjoining dining area creates an ideal setting for everyday meals, weekend breakfasts and hosting friends.



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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+) <b>A</b>                              |         |           |
| (81-91) <b>B</b>                            |         | 82        |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            | 61      |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |

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The ground floor is further complemented by a well-appointed bathroom, fitted with a three-piece suite.

One of the standout features is the contemporary garden room, added in 2024. Sliding doors open directly onto the garden, creating a seamless connection between indoors and out and making the most of the natural surroundings throughout the year.

The first floor provides three off-landing bedrooms, each offering comfort and privacy. The accommodation lends itself to a variety of lifestyles, with flexibility for those seeking a dedicated home office, dressing room, nursery or guest room alongside the principal sleeping accommodation.

Outside, the private rear garden has been enhanced with brand-new fencing and provides a pleasant outdoor setting for both relaxation and recreation. A lawned area offers space for children and pets to enjoy, while a useful store outbuilding provides practical storage for garden equipment, bicycles and seasonal items.

### Agents Notes

Freehold.

Connected to mains water, electricity, gas and drainage.

Gas central heating system.

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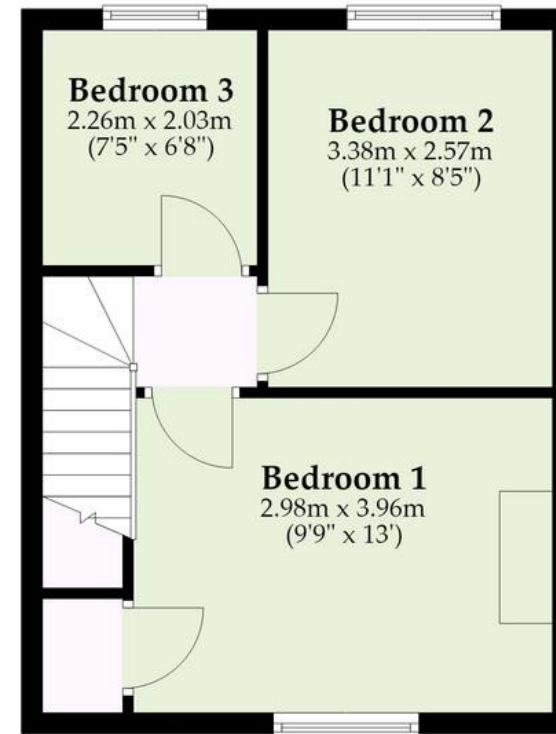
## Ground Floor

Approx. 44.3 sq. metres (477.1 sq. feet)



## First Floor

Approx. 30.8 sq. metres (331.3 sq. feet)



Total area: approx. 75.1 sq. metres (808.4 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.

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



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Senior Property Consultant



Meet *Dan*  
Branch Partner



Meet *Lauren*  
Property Consultant

Minors & Brady  
*Your home, our market*

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