



11 Keyes Avenue, Great Yarmouth

Minors & Brady



11 Keyes Avenue

Spacious and practical, this three-bedroom home offers excellent everyday living space with a layout that simply works. The ground floor flows well from the welcoming entrance hall through to the generous living room, creating a comfortable setting for both relaxing and entertaining. The kitchen provides plenty of cupboard storage and workspace, making it ideal for busy households. To the rear, a conservatory adds valuable extra reception space and enjoys a pleasant outlook over the garden. Upstairs are three bedrooms, a family bathroom and access to a balcony. Further benefits include a ground floor WC, useful storage throughout and a detached garage.

- Spacious mid-terrace home offering well-proportioned accommodation across two floors
- Generous living and dining room providing a flexible space for everyday family life and entertaining
- Flowing ground floor layout creating an easy connection between the main living areas
- Well-equipped kitchen with a good range of storage units and useful worktop space
- Conservatory providing additional reception space with views over the rear garden
- Three bedrooms comprising two good-sized doubles and a comfortable single room
- Built-in storage included within both double bedrooms
- Four-piece family bathroom fitted with a bath, wash hand basin, WC and bidet
- Enclosed rear garden featuring a lawn and established foliage for added privacy
- First floor balcony providing an additional area to enjoy fresh air and outdoor space





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The Location

Keyes Avenue is situated in a quiet, established residential area of Great Yarmouth, just over a mile from the town centre. This location provides convenient access to a wide range of local shops, cafés, and services while maintaining a calm, suburban feel. Everyday amenities, including small convenience stores and supermarkets, are within easy walking distance, and the larger retail and leisure options of the town centre are only a short drive or cycle away.

Families benefit from the close proximity of schools such as North Denes Primary School, Northgate Primary School, and Great Yarmouth Charter Academy, ensuring education options for all ages are nearby. The street is well connected in terms of transport: Great Yarmouth railway station is within a mile, offering services to Norwich and beyond, while regular bus routes run through the area, linking residents to the wider Norfolk coast and surrounding towns.

Living on Keyes Avenue offers a balanced lifestyle, quiet and residential, yet close to the town's amenities, schools, and coastal attractions, making it ideal for those seeking both convenience and a sense of community.





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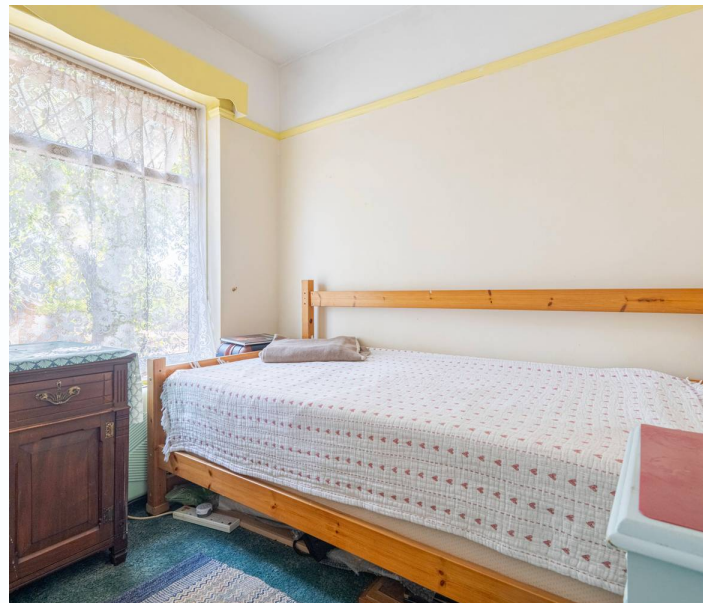
Keyes Avenue, Great Yarmouth

This is a well-proportioned mid-terrace home offering practical accommodation throughout, with a flowing ground floor layout that is well suited to modern family living.

The property is entered via a welcoming hallway, which benefits from a useful storage cupboard and access to a convenient ground floor WC. The spacious living room stretches the depth of the property, providing ample space for both lounge and dining furniture, and creating an open and versatile living environment.

The kitchen offers a good range of fitted units, providing plenty of storage and workspace, and leads through to the conservatory. This additional reception space enjoys views over the garden and offers a pleasant spot to relax, dine or entertain.

To the first floor, the landing gives access to three bedrooms and the family bathroom. There are two good-sized double bedrooms, both benefiting from built-in storage, together with a single bedroom that could equally lend itself to use as a nursery, dressing room or home office. The bathroom is fitted as a four-piece suite comprising a bath, wash hand basin, WC and bidet. There is also access to a balcony from the first floor.



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Outside, the enclosed rear garden provides a private outdoor space with a lawn and established foliage, making it ideal for those who enjoy a spot of gardening or simply somewhere to potter and unwind. The property also benefits from a detached garage, offering useful additional storage.

Agent's Note

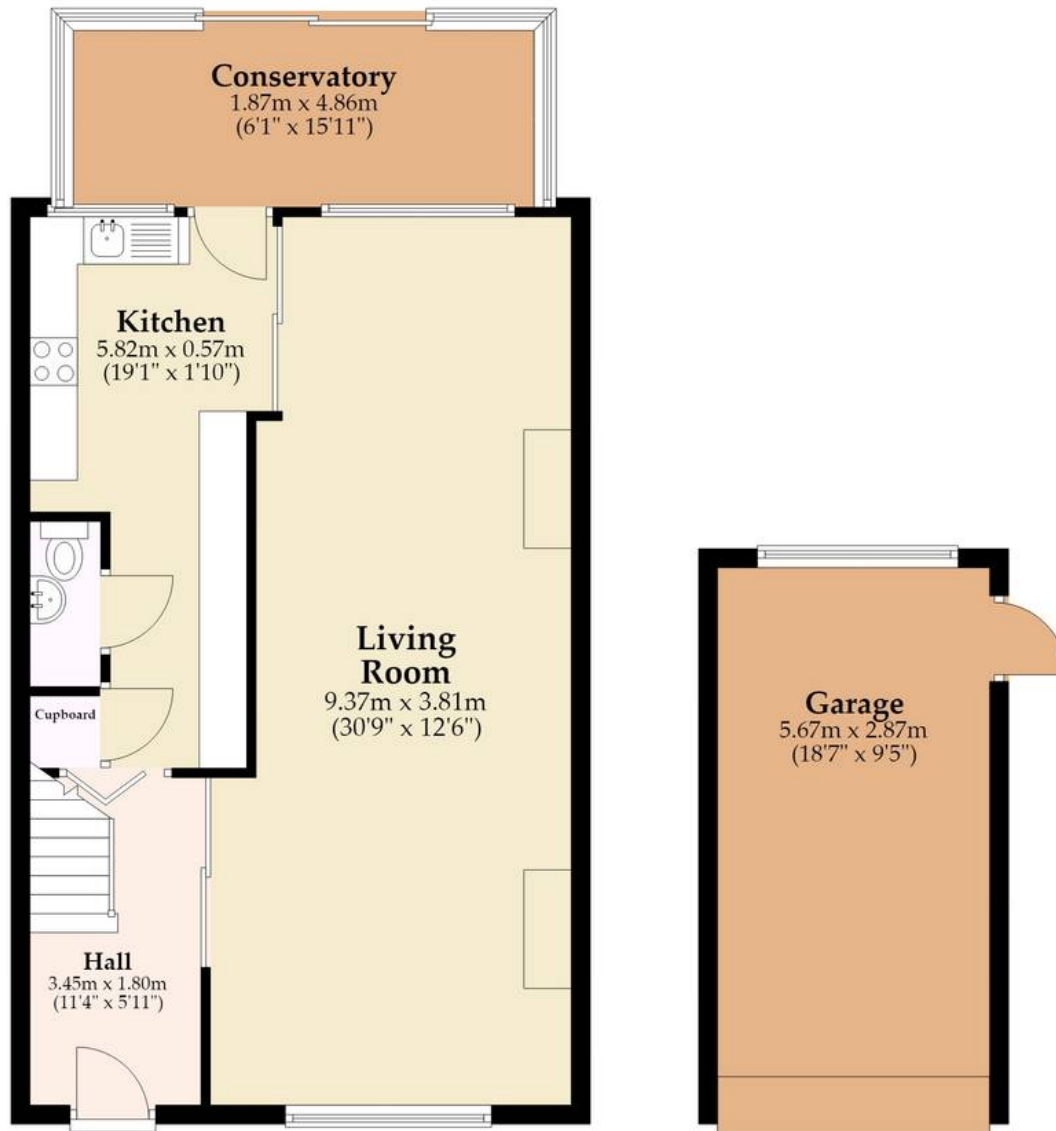
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



M&B

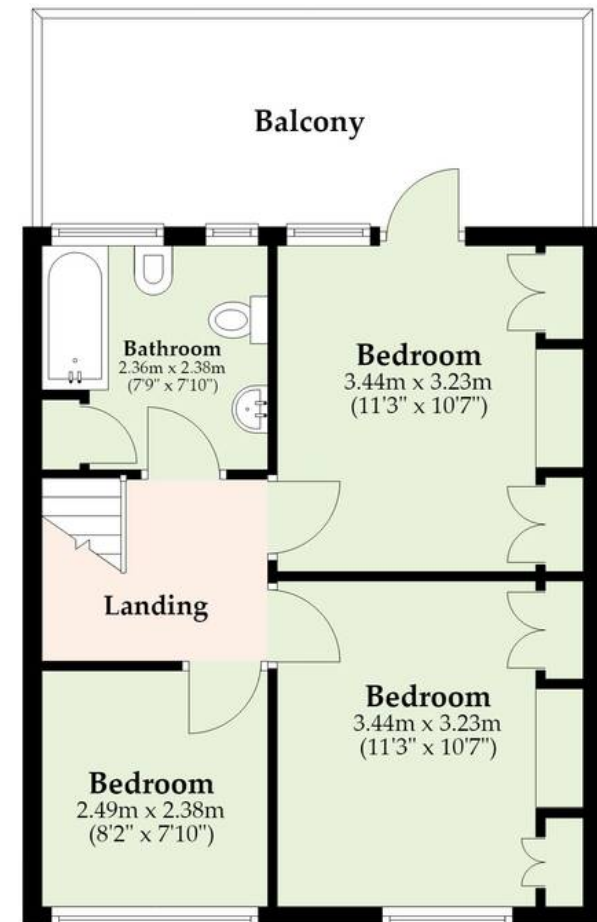
Ground Floor

Approx. 77.7 sq. metres (836.7 sq. feet)



First Floor

Approx. 39.8 sq. metres (428.5 sq. feet)
(excluding Balcony)



Total area: approx. 117.5 sq. metres (1265.2 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 *Dan*
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Minors & Brady
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