



1 Sefton Lane, Great Yarmouth

Minors & Brady



1 Sefton Lane

Great Yarmouth

Just four years old and finished to an exceptional standard throughout, this contemporary detached home offers a refreshing take on modern coastal living. Situated within easy reach of Great Yarmouth's sandy beaches, vibrant seafront and everyday amenities, the property has been thoughtfully designed for both comfort and practicality, with bright, versatile accommodation arranged across its flexible layout. From the stylish kitchen centred around a generous island, to the spacious first-floor living room, private outdoor entertaining space and luxury hot tub included in the sale, every aspect of the home has been carefully considered. Enhanced further by a brand-new air-source heat pump and immaculate presentation throughout, this is a home that is ready to move straight into and enjoy from day one.

Agents Notes

This property will be sold freehold.

Air source heat pump.

Connected to mains water and drainage.

Energy-efficient solar panels (two panels).



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The Location

Sefton Lane is situated within the popular coastal town of Great Yarmouth, offering a convenient residential setting with easy access to a wide range of local amenities. The area is well regarded for its accessibility, established community atmosphere, and proximity to both the town centre and the Norfolk coastline.

Residents benefit from a variety of shops, supermarkets, cafés, restaurants, schools, and healthcare facilities, all readily accessible within the local area. Great Yarmouth town centre offers a comprehensive selection of retail, leisure, and everyday amenities, catering for a wide range of needs.

The town is renowned for its extensive sandy beaches, historic seafront, and traditional seaside attractions, providing excellent opportunities for outdoor recreation and family days out throughout the year. Nearby parks, open green spaces, and leisure facilities further enhance the appeal of the location, offering a range of activities for all ages.

The area also benefits from close proximity to the Norfolk Broads, where residents can enjoy scenic waterside walks, boating activities, and a variety of outdoor pursuits. The surrounding countryside and coastline provide further opportunities for recreation and exploration.

Excellent transport connections add to the appeal of the area, with convenient access to the A47 providing routes to Norwich, Lowestoft, and the wider Norfolk region. Great Yarmouth railway station offers regular services to Norwich and connections beyond, whilst local bus services provide easy access throughout the town and surrounding areas.

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Just four years old and finished to an exceptional standard throughout, this contemporary detached home offers a refreshing take on modern coastal living. Situated



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Sefton Lane

Positioned within the ever-popular coastal town of Great Yarmouth, this contemporary detached residence offers modern living in a highly convenient setting, with the town's wide range of amenities, transport links and sandy coastline all within easy reach.

Built just four years ago and presented in excellent order throughout, the property has been thoughtfully designed to provide flexible accommodation that suits both family life and those seeking a stylish, low-maintenance home by the coast.

The sense of quality is apparent from the moment you step inside. A bright and welcoming entrance hall creates an impressive first impression, setting the tone for the well-maintained interior beyond, while a convenient ground floor WC adds practicality for everyday living and visiting guests.

At the heart of the home is the beautifully appointed kitchen, a sociable and functional space designed around modern lifestyles. Contemporary cabinetry provides extensive storage, complemented by sleek work surfaces and a substantial central island, ideal for casual dining, morning coffee or gathering with family and friends. Integrated appliances include an oven, induction hob, dishwasher and fridge/freezer, ensuring the space is as practical as it is attractive.



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Occupying the first floor, the main living room is a particularly impressive space, filled with natural light and offering ample room for both comfortable seating and entertaining.

The accommodation continues with three well-proportioned double bedrooms, each offering a comfortable and versatile setting for family members, guests or those working from home. Served by a stylish family bathroom, the property benefits from a well-appointed four-piece suite, while a skylight above draws in an abundance of natural light and enhances the feeling of space.

Outside, the lifestyle appeal continues. An undercover utility area accommodates laundry appliances, keeping everyday tasks neatly separated from the main living spaces. The patio provides an excellent setting for outdoor dining, summer gatherings or simply enjoying time outdoors, while the luxury hot tub, included within the sale, adds an extra element of enjoyment.

Double doors open into the carport/garage, providing secure parking, useful storage space or scope for a variety of practical uses depending on individual requirements.

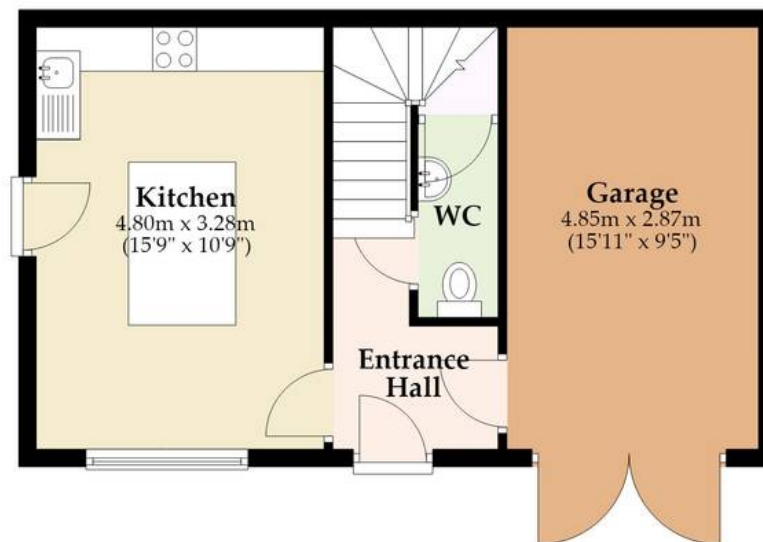
Offering contemporary comfort, energy-efficient living and a highly convenient coastal location, this immaculately presented home is perfectly suited to buyers seeking a modern property that is ready to be enjoyed from day one.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

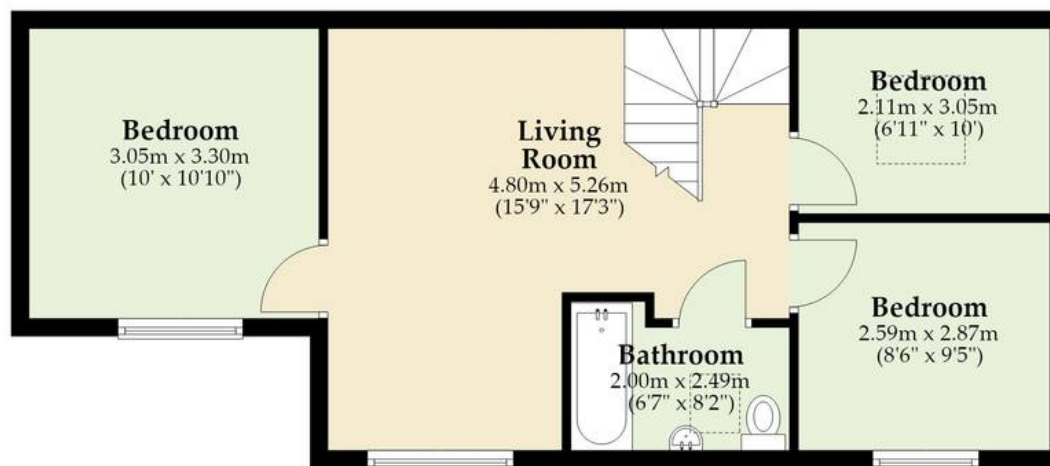
Ground Floor

Approx. 39.6 sq. metres (426.3 sq. feet)



First Floor

Approx. 50.2 sq. metres (540.7 sq. feet)



Total area: approx. 89.8 sq. metres (967.0 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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Meet *Sarah*
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Property Lister

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Your home, our market



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