



13 Sturdee Avenue, Great Yarmouth

Minors & Brady



13 Sturdee Avenue

Great Yarmouth

Spacious and versatile living awaits in this well-positioned end-of-terrace home, offering comfortable accommodation, a private low-maintenance garden and the added benefit of a detached garage. Featuring a welcoming living room with a modern feature fireplace, a well-appointed kitchen/dining room, three flexible bedrooms and a family bathroom, the property is ideally suited to first-time buyers, families and investors. Conveniently located for local amenities, schools and transport links, this is a practical and well-rounded home designed to suit a variety of lifestyles.

- End-of-terrace residence positioned down a residential road in the coastal town of Great Yarmouth
- Living room with a focal point of a modern feature fireplace, suitable for relaxation and entertaining
- Kitchen/dining room fitted with cabinetry, an integrated oven and areas for your own appliances
- Ground-floor family bathroom comprising of a three-piece suite
- Three bedrooms with the flexibility to have a home office, dressing room or a nursery
- A private, low-maintenance garden featuring a patio, a decked terrace for outdoor seating, an artificial lawn and planting
- Detached single garage for workshop or storage use
- Easy access to a wide range of amenities within the town, including shops, schools, transport links and the seafront





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The Location

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

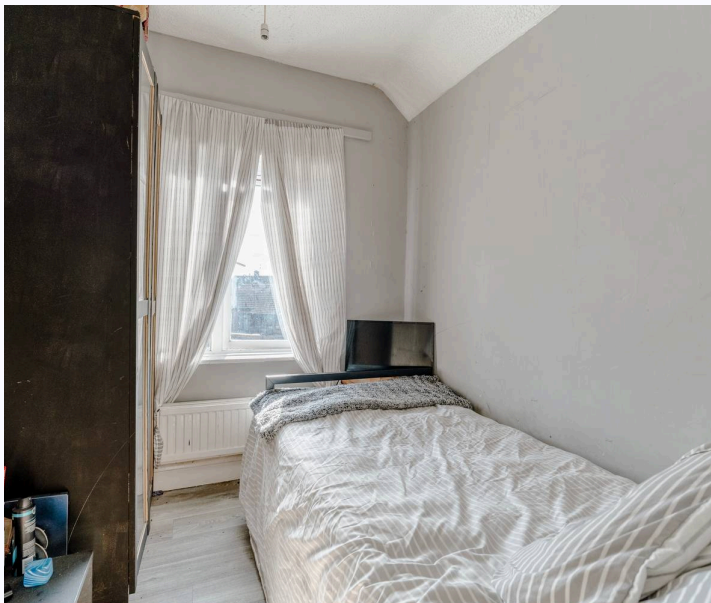
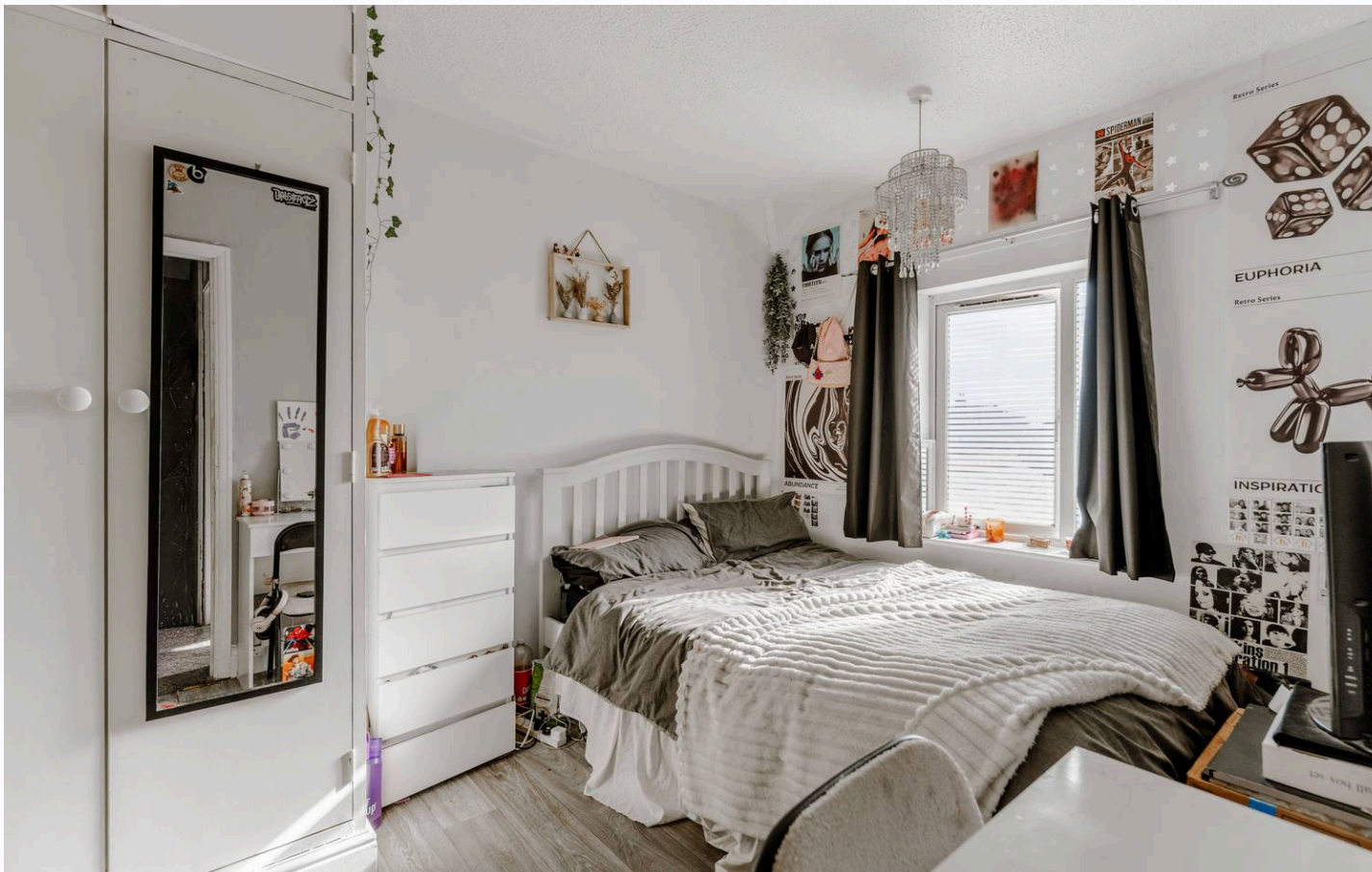
Residents benefit from a variety of shops, supermarkets, cafés, restaurants, schools, and healthcare facilities, all readily accessible within the local area. Great Yarmouth town centre is within easy reach and provides a comprehensive range of retail, leisure, and everyday amenities.

The town's renowned sandy beaches, historic seafront, and traditional seaside attractions are easily accessible, providing excellent opportunities for coastal walks, outdoor recreation, and leisure throughout the year. Nearby parks and open green spaces further enhance the appeal of the location.

The area also enjoys convenient access to the Norfolk Broads, whilst excellent transport links via the A47 and A143 provide routes to Norwich, Lowestoft, Beccles, and the wider Norfolk and Suffolk region. Great Yarmouth railway station offers regular services to Norwich and onward connections across the region.



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The accommodation begins with an entrance hall that provides access to the main living areas and creates a welcoming first impression.

Positioned at the front of the property, the living room is a bright reception space, featuring a modern fireplace that acts as an attractive focal point. With plenty of room for furnishings, it provides an ideal environment for relaxing with family or entertaining.

To the rear, the kitchen/dining room forms the heart of the home. Fitted with a range of cabinetry and an integrated oven, the space also offers designated areas for additional appliances. The dining area comfortably accommodates a family dining table, making it perfectly suited to everyday meals, social gatherings and modern family living.

Completing the ground-floor is the family bathroom, fitted with a three-piece suite comprising a bath, wash hand basin and WC.

The first-floor provides access to three bedrooms, offering flexibility to suit a variety of lifestyles. The principal bedroom is well proportioned, while the second bedroom provides further comfortable accommodation for family members or guests. The third bedroom offers excellent versatility and could equally serve as a home office, nursery or dressing room, depending on requirements.

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Outside, the rear garden has been thoughtfully arranged for low-maintenance enjoyment. A patio area provides space for outdoor dining, while a decked terrace offers an additional seating area for relaxing or entertaining. An artificial lawn and planted borders add visual appeal without the upkeep associated with a traditional garden, creating a practical and enjoyable outdoor environment.

Further benefits include a detached single garage, ideal for storage, workshop use or hobbies, adding valuable practicality to the property.

Agents Note

This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.

Gas central heating system.

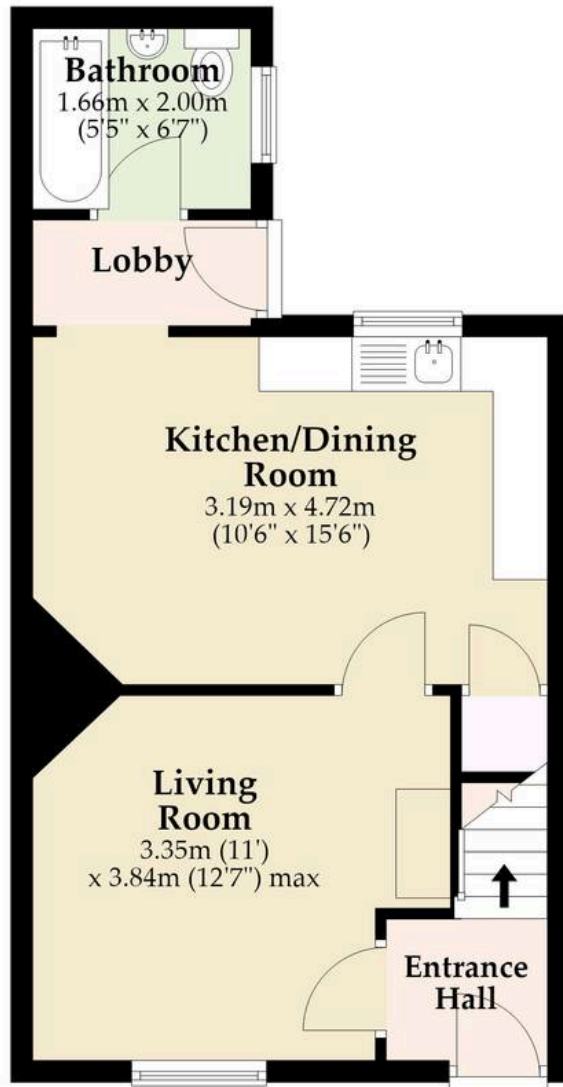


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		85
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

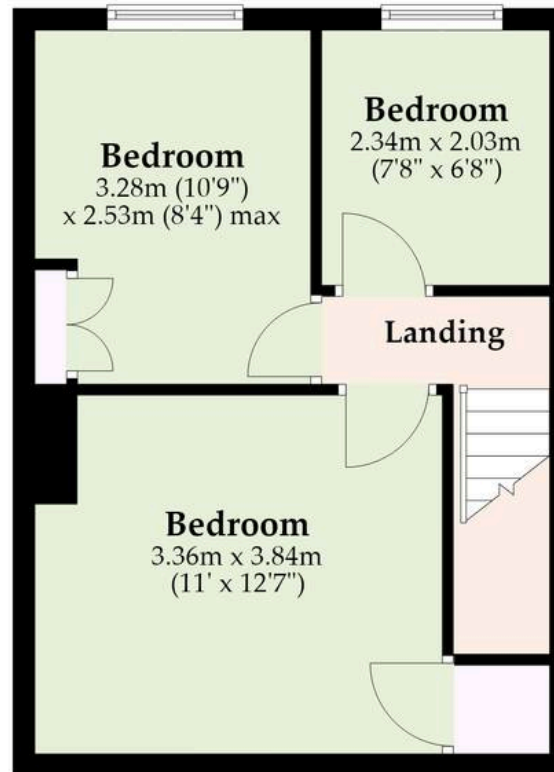
Ground Floor

Approx. 37.1 sq. metres (398.9 sq. feet)



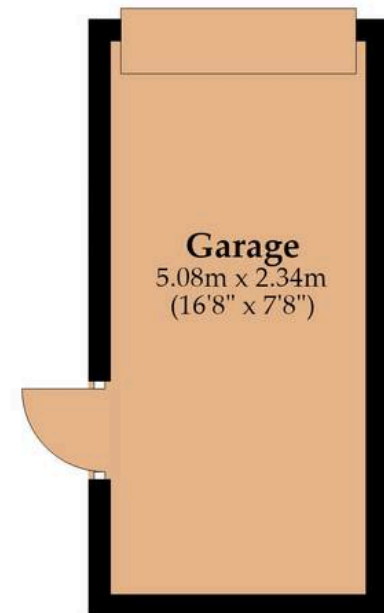
First Floor

Approx. 31.3 sq. metres (336.9 sq. feet)



Garage

Approx. 11.9 sq. metres (128.1 sq. feet)



Total area: approx. 80.3 sq. metres (863.9 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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caister@minorsandbrady.co.uk



01493 806188



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

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