



ADDRESS
6 Royal Avenue
Great Yarmouth
Norfolk
NR30 4EB

TENURE
Freehold

L  LARKES

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‘A CHARMING SEMI-DETACHED FAMILY HOME, APPROACHING 1,700 SQ FT OF INTERNAL ACCOMMODATION. ORIGINALLY BUILT IN THE 1920S THIS CHARMING HOME OFFERS LOTS OF POTENTIAL. THE PROPERTY SITS ON A LEAFY RESIDENTIAL STREET, IT HAS A GOOD SIZE DRIVEWAY, AND A SELF-CONTAINED ANNEX EXTENSION’



The entrance door leads into a large central hallway. To the right of the hall is the living room, with an attractive double glazed bay window, and to the left the dining room. Both reception rooms have charming views of the tree lined street.

To the rear of the hall are two large storage cupboards, whilst a further door leads to the kitchen, with fitted base units and matching wall cupboards, recess for a range cooker, and plumbing for a washing machine. A door from the kitchen leads to the annex. This self-contained space comprises a bed sitting room, kitchen, entrance lobby, shower room and WC.

An open and bright first-floor landing leads to four well-proportioned bedrooms, a family bathroom, and separate WC.

Outside the property has generous gated parking provisions, lawned gardens to the front and rear, and two timber sheds.

Tenure: Freehold
Heating: Gas Central Heating
Council Tax Band: D (£1,761)

The location has easy access to Great Yarmouth and its seafront, tennis courts, cafés, beautiful waterways, boating lakes, beach, and traditional amusements.

A main line railway station at Great Yarmouth provides a useful commuter link to Norwich, where there is an abundance of leisure facilities, restaurants, and shopping

Additional local facilities include The Norfolk Broads, Great Yarmouth Racecourse, and the Norfolk Coast Path which can be accessed nearby with parts of the neighbouring coastline in the ownership of the National Trust.

Please note that all areas, measurements, and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

Larkes have not tested any services, appliances, or specific fittings - prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

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Characterful staircase leading to first floor accomodation



Annex sleeping/living room



Kitchen to the main residence



Living room bay window



Family bathroom



Landing

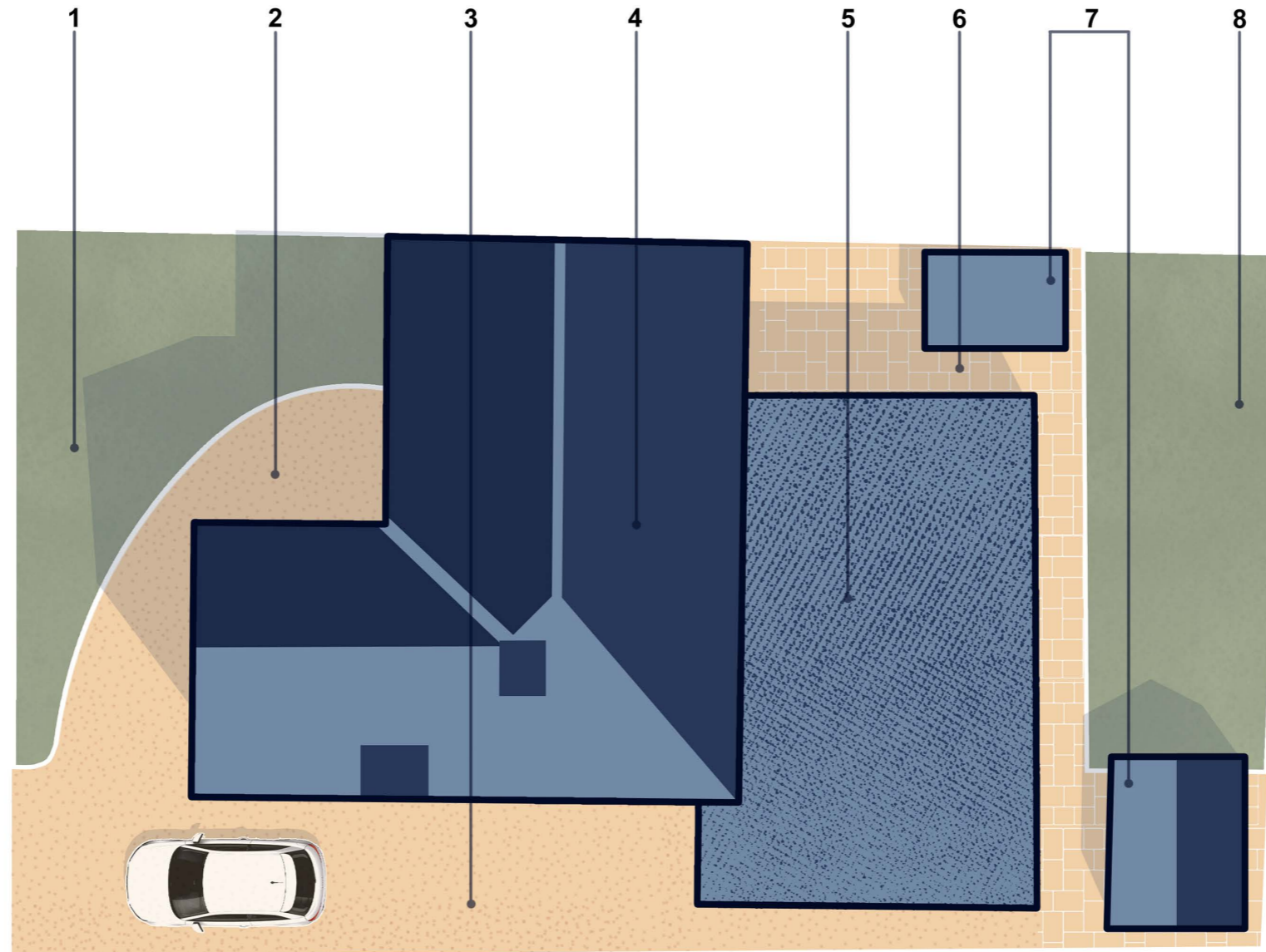


Second bedroom

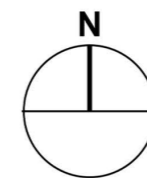


Private rear garden

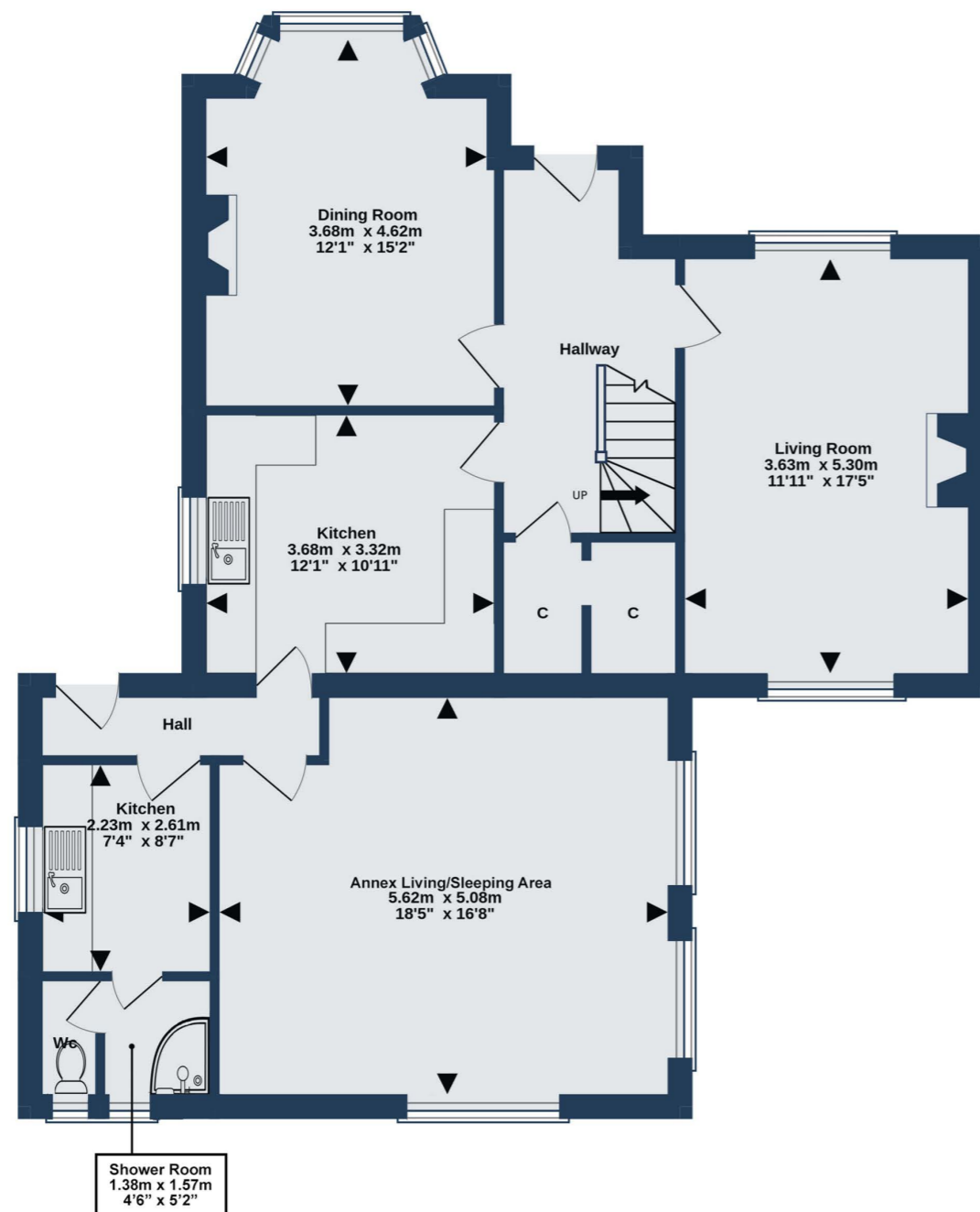
Illustration for identification purposes only, measurements are approximate and recorded from OS Map Data provided by NCC Map Explorer. Plan not to scale.



- 1. Lawned front garden
- 2. Footpath to Property
- 3. Concrete driveway
- 4. Residence
- 5. Annex
- 6. Paved patio & footpaths
- 7. Garden sheds
- 8. Private rear gardens



Ground Floor
 99.5 sq.m. (1071 sq.ft.) approx.



First Floor
 57.7 sq.m. (621 sq.ft.) approx.

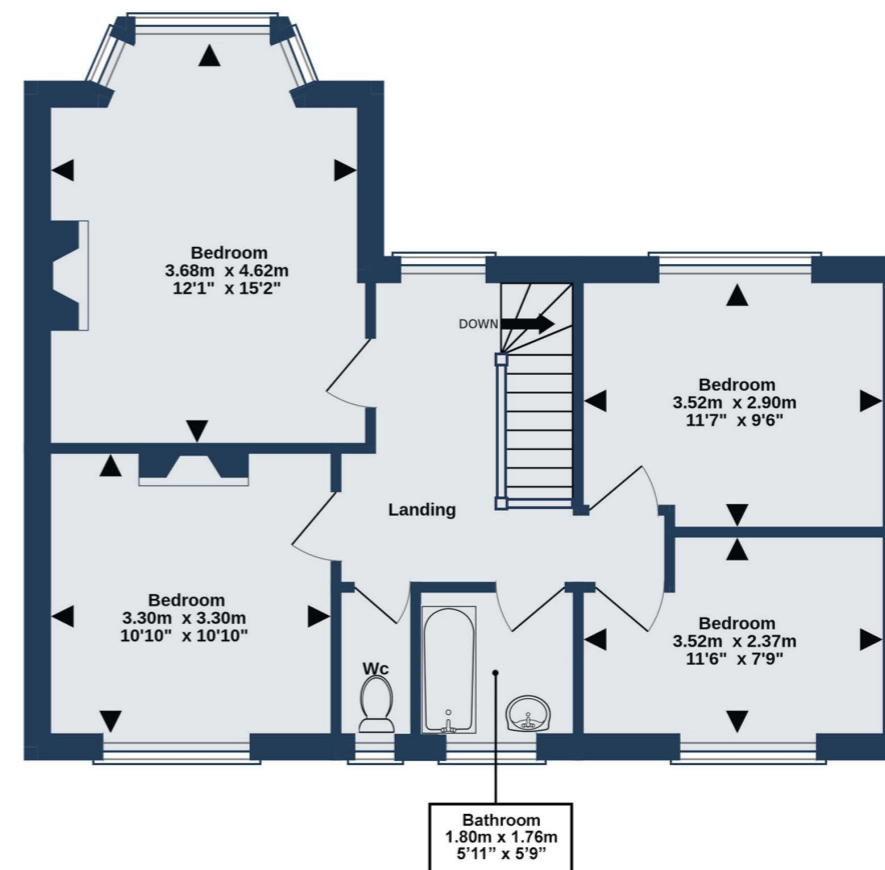
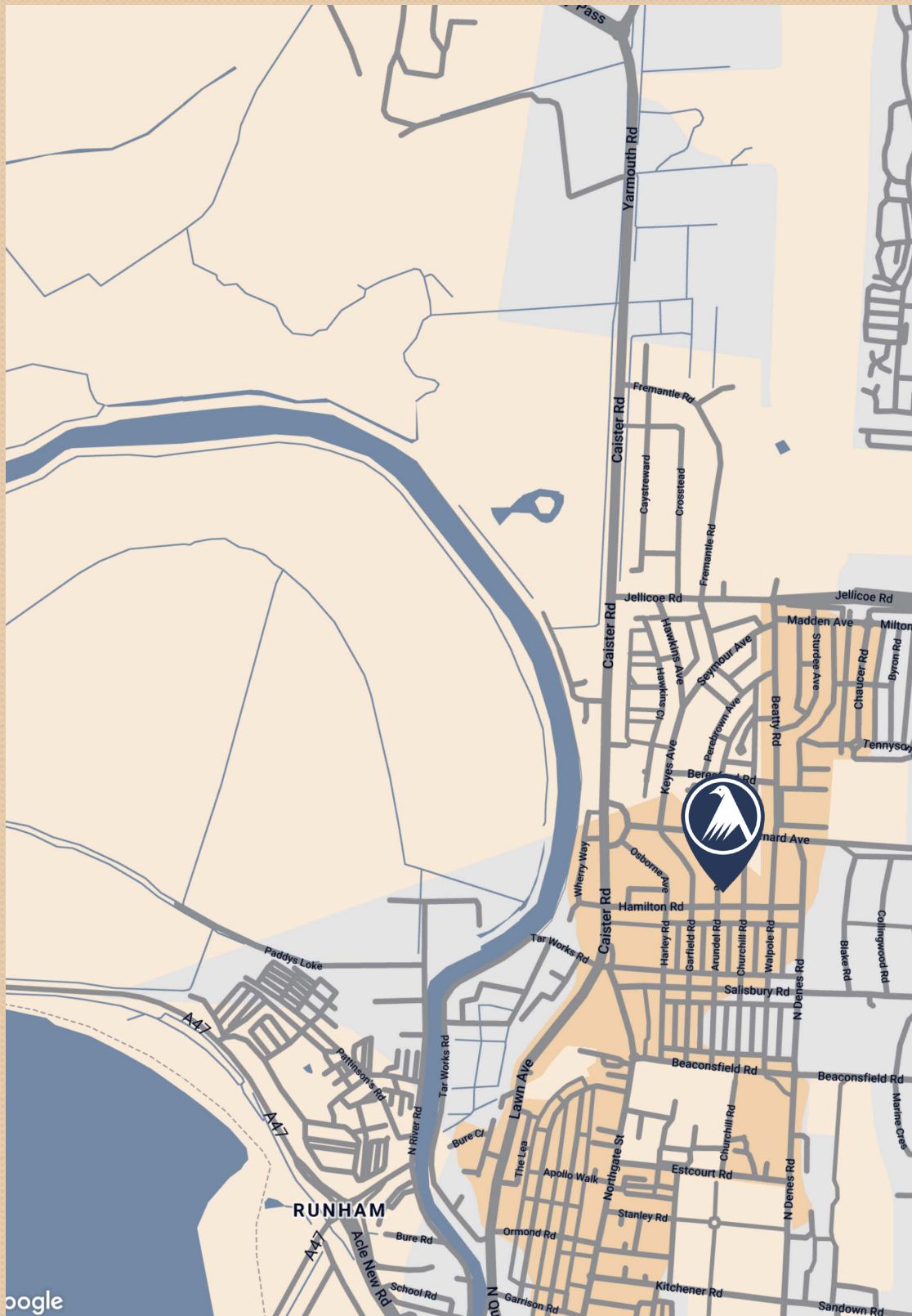


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Ref: 7269



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