



## 5 Patterson Close, Great Yarmouth

£170,000 Freehold

Minors and Brady are pleased to present this three-bedroom mid-terraced home in the coastal town of Great Yarmouth. This home benefits from a modern kitchen with a bright and airy feel with conservatory style windows and doors to the front, stylish splashbacks and spotlights, with a further two reception rooms, perfect for growing families. Situated a short walk to the town centre, transport links and fantastic schools, this is a property not to miss.

## Location

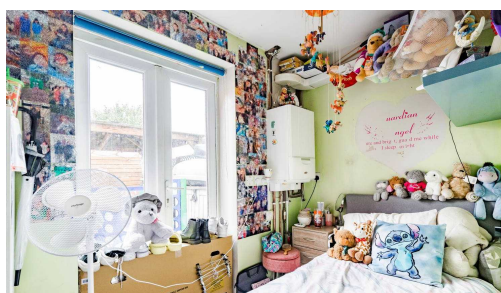
This home is located in the popular town of Great Yarmouth, the UK's third most desired seaside destination, also adjoining the highly sought-after Norfolk Broads. The town benefits from a wide range of local amenities and great leisure facilities including schooling, supermarkets, shopping centres, pubs, restaurants, bars, cinemas, swimming pools and theme parks. The town has its train and stations with fantastic transport links into the Cathedral City of Norwich (approx. 30 min drive). The area has been enhanced in recent years by a steady programme of road improvements which have provided a vastly improved road link to London, the industrial centres of the Midlands and the North. A new deep-water outer harbour is now in operation.



## Agents Note

We understand that the property is being sold as a freehold. Connected to all mains such as water, electricity, drainage and gas.

Tax Council Band - B



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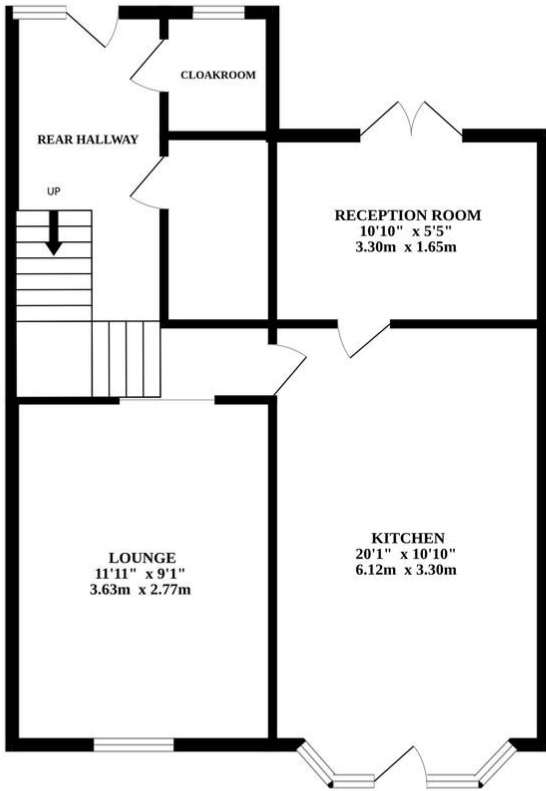
Upon entering, you are greeted by a welcoming ambience that flows seamlessly throughout the property. The spacious lounge is adorned with a bay window that floods the room with natural light, creating a bright and airy atmosphere. The carpet floors add a touch of warmth and comfort to the space. The property boasts a second versatile reception room which can easily be transformed into a dining room, providing ample space for entertaining guests or enjoying family meals. The modern kitchen boasts sleek built-in cabinets, providing ample storage space for all your culinary needs. Integrated appliances seamlessly blend into the design, ensuring both style and functionality for effortless meal preparation. A cloakroom to the rear of the house adds convenience to the main living area.

Moving upstairs, you will find two generously sized double bedrooms, offering plenty of space for residents and guests. The third bedroom offers a versatile space, adaptable to a range of uses such as a guest room, home office, or playroom. Its flexibility allows residents to tailor the room to suit their individual needs. A separate shower room with a walk-in shower ensures that the needs of all residents are met. This space provides convenience and flexibility, making the upstairs living quarters both practical and comfortable.

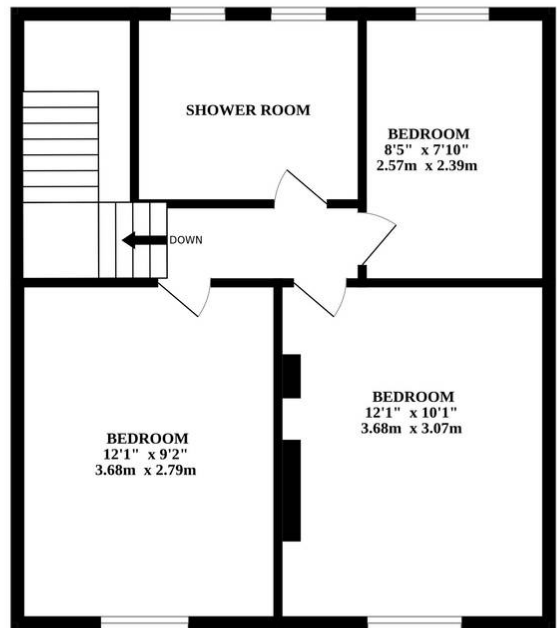
Outside, a small enclosed courtyard with a wooden deck offers a private outdoor space, perfect for enjoying outdoor activities. Residents will appreciate the convenience of on-road parking and a private entrance, ensuring easy access to the property.



GROUND FLOOR



1ST FLOOR



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.  
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