

## 16 Madden Avenue, Great Yarmouth - NR30 4HH

£200,000 Freehold

This immaculate three-bedroom mid-terraced house offers a spacious family home just a short walk from the beach. The property features a welcoming lounge with a fireplace, an open-plan kitchen and dining area, and a bright conservatory that opens to the rear garden. With off-road parking to the front and a low-maintenance garden at the rear, this home is perfect for comfortable family living. Offered with no onward chain, it is ready for immediate occupancy.



## Location

Madden Avenue is located in Great Yarmouth, a coastal town known for its sandy beaches, seafront attractions, and historic market. The property is within easy reach of local amenities, including shops, schools, and healthcare facilities. The town centre offers a variety of restaurants, cafes, and entertainment options, while the nearby seafront provides scenic walks and leisure activities. Great Yarmouth benefits from good transport links, with regular bus and train services connecting Norwich and surrounding areas. The A47 is also easily accessible, making travel further afield convenient.

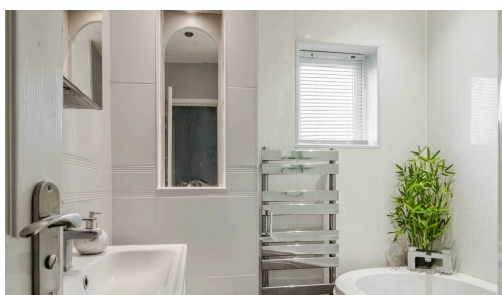


## Agents notes

We understand that the property will be sold freehold, connected to mains services water, electricity, gas and drainage.

Heating system-Gas Central Heating

Tax Council Band-A





## Madden Avenue, Great Yarmouth

Upon entering through the porch, you are greeted with a warm and inviting lounge featuring a charming fireplace. The lounge seamlessly flows into a well-designed open-plan kitchen and dining area. The modern kitchen exudes elegance with sleek finishes, including quality white gloss handleless fitted units, earth stone worktops, a built-in double electric oven, and an island breakfast bar unit. Tiled flooring complements the contemporary style of the kitchen space. Sliding doors connect the dining area to a bright and airy conservatory, offering additional living space and access to the rear garden.

Moving upstairs to the first floor, the landing offers access to a loft and three generously sized double bedrooms, one featuring a storage recess. The family bathroom has an attractive white suite comprising a corner panelled bath, a mains-fed shower fitting, and a vanity unit.

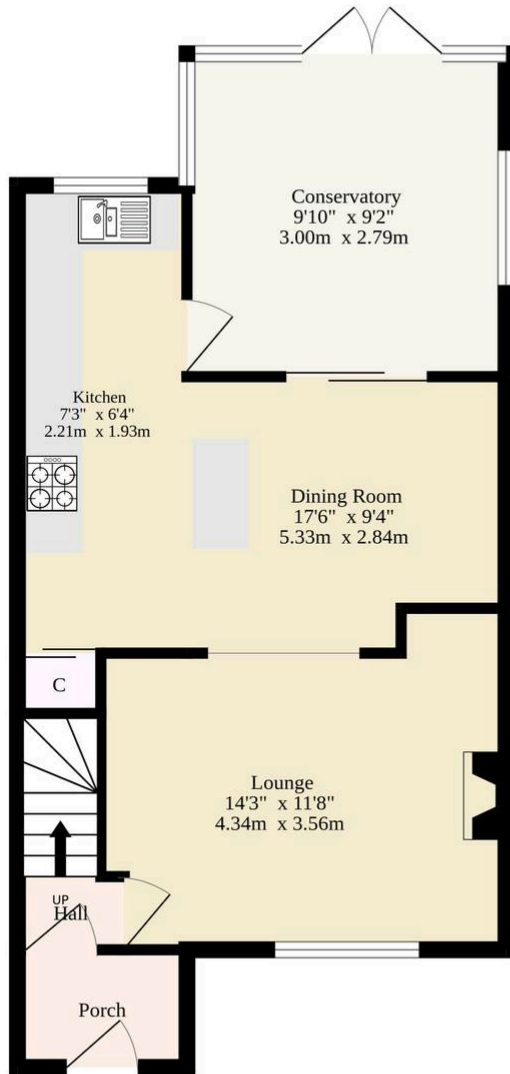
The property benefits from double glazing throughout.

Outside, the rear garden offers a low-maintenance outdoor space, featuring a lawn, concrete patio, side borders, and a useful storage shed. Fenced boundaries and a gate to a rear service passageway provide privacy and convenience.

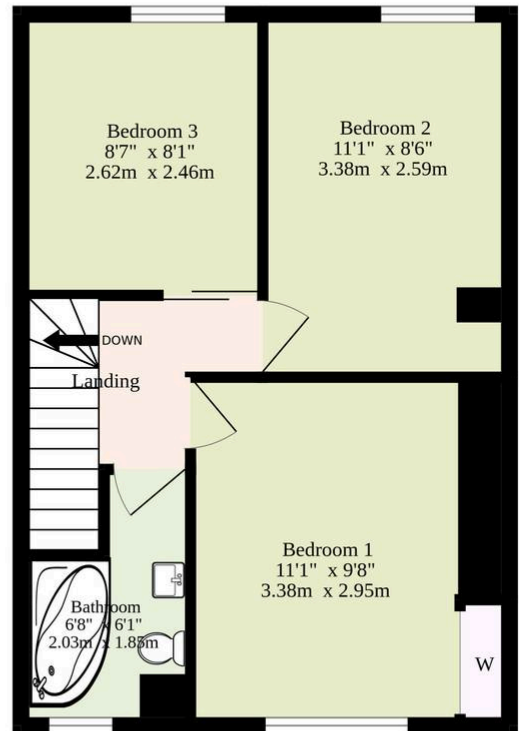
To the front, a block-paved forecourt provides off-road parking for two vehicles.



**Ground Floor**  
501 sq.ft. (46.5 sq.m.) approx.



**1st Floor**  
346 sq.ft. (32.1 sq.m.) approx.



**TOTAL FLOOR AREA : 847 sq.ft. (78.7 sq.m.) approx.**

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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