



## 13 Windsor Avenue, Great Yarmouth

£350,000 Freehold

Tucked away in the sought-after coastal town of Great Yarmouth, this detached bungalow is potentially available chain free—offering the perfect balance of practical living and stylish comfort. Ideal for those looking to downsize, the home showcases a light-filled layout with two generous double bedrooms (including an en-suite), a modern kitchen with integrated appliances, and a cosy bay-fronted sitting room with a traditional fireplace. A flexible dining room provides the option for a third bedroom, while a bright conservatory extends the living space into the garden. Outside, enjoy a west-facing garden with patio, lawn, and a fully insulated log cabin—perfect for working from home or unwinding. Complete with two driveways and a beautifully kept front garden, this bungalow ticks all the boxes for relaxed coastal living.

Council Tax band: C

Tenure: Freehold



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### Location

Windsor Avenue is a quiet, residential street situated just north of Great Yarmouth's town centre. The area is well served by local amenities, with several convenience stores, takeaways, and independent shops located along nearby Caister Road, while



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### Location

Windsor Avenue is a quiet, residential street situated just north of Great Yarmouth's town centre. The area is well served by local amenities, with several convenience stores, takeaways, and independent shops located along nearby Caister Road, while larger supermarkets such as Asda and Tesco are just a short drive away. For families, there are several good local schools within easy reach, including Northgate Primary School and Caister Academy, along with early years settings such as local nurseries and preschools. Healthcare needs are well covered by nearby GP surgeries and dental practices, with James Paget University Hospital located around 15 minutes away by car for more comprehensive medical services. Public transport links are strong, with regular bus services connecting Windsor Avenue to the town centre, seafront, and outlying areas such as Gorleston and Caister-on-Sea. Great Yarmouth train station is also easily accessible, providing direct routes to Norwich and onward travel connections. The area benefits from good road access via the A47 and A12, making it convenient for commuters and those travelling further afield.

### Windsor Avenue

Step through the porch entrance into a welcoming, bright and airy entrance hall, complemented by Oak Herringbone Parquet flooring, that sets the tone for the rest of the property. The bay-fronted sitting room exudes warmth and charm, beautifully complemented by a traditional fireplace—a perfect setting for cosy evenings or social gatherings. From here, internal double doors lead into the dining room, creating a seamless flow for family meals or hosting guests. This flexible space also offers the option of being used as a third bedroom, depending on your needs.

At the heart of the home lies a modern, newly fitted kitchen, featuring sleek cabinetry and a full suite of integrated appliances, including an oven, gas hob, dishwasher, and fridge. From the kitchen, step into the light-filled conservatory, which extends the living space and brings the outdoors in—allowing you to enjoy the garden all year round.



**Ground Floor**  
**1231 sq.ft. (114.4 sq.m.) approx.**



Sqft Includes The Log Cabin/Office  
TOTAL FLOOR AREA : 1231 sq.ft. (114.4 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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