

Aldreds
Estate Agents



41 Beatty Road
Great Yarmouth NR30 4BJ

£245,000



41 Beatty Road

Aldreds are pleased to offer this extended, deceptively spacious semi detached house in a popular location to the north of the town centre. The property has the benefit of a ground floor extension making it an ideal family living space comprising of an entrance hall, lounge/dining room, kitchen/breakfast room, sitting room/potential ground floor bedroom, first floor landing, three bedrooms and a wet room. Outside is a driveway for parking, front and rear gardens. The property has been well maintained throughout and also has gas central heating, double glazed windows and is offered chain free.

Entrance Hall

Part double glazed pvc entrance door, stairs to first floor with under stairs cupboard, radiator, doors leading off to:

Lounge/Dining Room

23'4" x 13'5" narrowing to 11'5" (7.12 x 4.10 narrowing to 3.48)

Including the chimney breast with feature fireplace and side display area and inset gas fire, two radiators, tv point, double glazed bay window to front aspect with fitted blinds, double doors to:

Sitting Room

11'6" x 10'8" (3.51 x 3.26)

Double glazed patio doors with fitted blinds to rear aspect, radiator.

Kitchen/Breakfast Room

20'10" x 7'11" (6.37 x 2.42)

Extensively fitted with a cream wood trim kitchen with wall and matching base units with work surface over, single drainer stainless steel sink unit, built in electric oven and four ring gas hob, space and plumbing for a washing machine and dishwasher, part tiled walls, radiator, double aspect double glazed windows, part double glazed rear entrance door.

First Floor Landing

Access to the insulated and part boarded loft space with pull down ladder, frosted double glazed window to side aspect, doors leading off to:

Bedroom 1

11'6" x 11'5" (3.53 x 3.49)

Including the chimney breast, radiator, double glazed window with fitted blinds to front aspect.

Bedroom 2

11'6" x 11'5" (3.51 x 3.49)

Including the chimney breast, radiator, double glazed window to rear aspect.





Bedroom 3

8'4" x 7'11" (2.55 x 2.42)

Double glazed window with fitted blinds to front aspect, radiator.

Wet Room

Waterproof floor membrane and floor drain to shower area with electric shower fitting, pedestal wash basin, low level wc, airing cupboard housing the gas boiler, two frosted double glazed windows with fitted blinds to rear aspect, tiled walls.

Outside

To the front of the property is a gated access to a shingled driveway providing car parking, adjacent established garden area with planting, There is a gated side access leading in to the rear garden where there is a raised westerly facing patio beyond which the garden has shingled inlay. There is a timber shed and the garden is fully enclosed.

Tenure

Freehold

Services

Mains water, electric, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'C'

Location

Great Yarmouth is the largest resort on the East Norfolk coast with its Historic Market Place and varied selection of shops. The town has a busy port and the rivers Yare and Bure give access to the Norfolk Broads. There are Museums * Race Course * Greyhound Stadium * Schools for all ages * District Hospital approximately 5 miles south. Bus and rail services connect with Norwich.

Directions

From the Yarmouth office head north along North Quay, continue over the roundabout, continue into Lawn Avenue, continue over the traffic lights into Caister Road, at the next set of traffic lights turn right into Jellicoe Road, at the roundabout turn right into Beatty Road where the property can be found half way down on the right hand side.

Ref: Y11985/02/24/CF



Floor Plan



Viewing

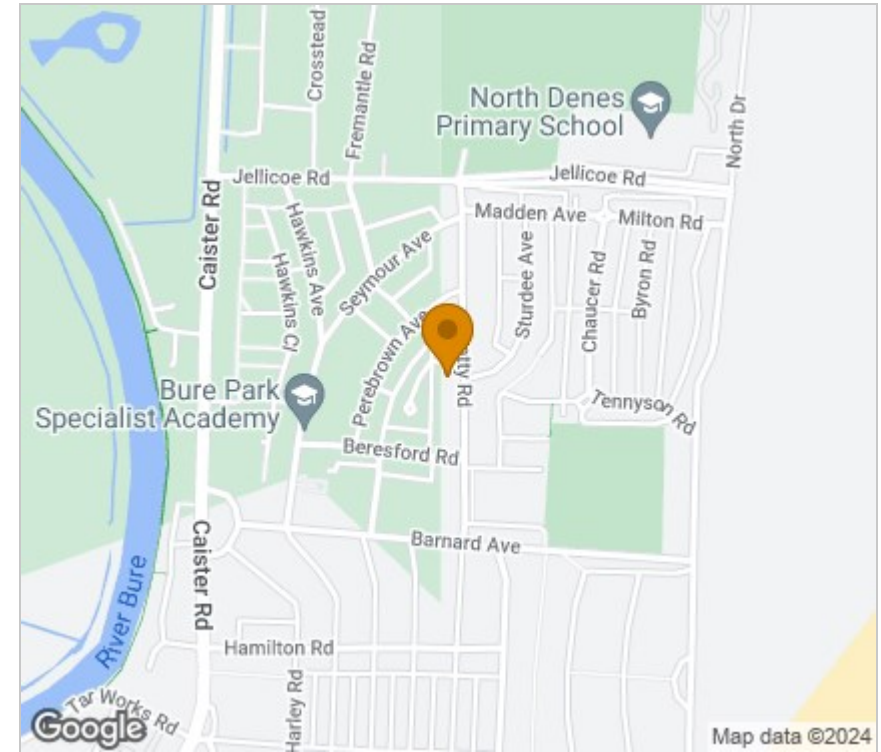
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

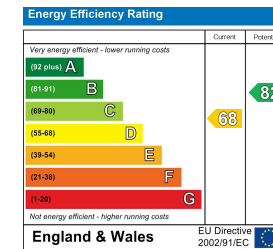
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Area Map



Energy Efficiency Graph



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