

**Aldreds**  
Estate Agents



24 Beaconsfield Road

, Great Yarmouth, NR30 4JW

Offers In Excess Of £210,000





## 24 Beaconsfield Road

, Great Yarmouth, NR30 4JW

With a driveway and gardens to front & rear Aldreds are delighted to offer this stunning three bedroom end terrace house offered with many original and traditional style features. On the ground floor there is an entrance hall, two reception rooms, kitchen/breakfast room, conservatory and a utility room/cloakroom. On the first floor there is a large landing with three bedrooms leading off and a bathroom. Gas central heating and sealed unit double glazing.

### Entrance Hall

Door to side, stairs rising to landing, radiator in cabinet

### Lounge

14'2" x 12'11" (4.33 x 3.95)

Feature fireplace, double glazed window to front aspect, double glazed window to rear aspect, radiator.

### Dining Room

12'9" x 8'10" (3.91m x 2.7)

Double glazed window to side aspect, radiator.

### Kitchen/Breakfast Room

24'2" x 9'0" (7.38 x 2.75)

Base & wall units with worktops, double glazed window to side aspect, double glazed French doors in to conservatory, electric hob, electric oven, sink, inset ceiling lights.

### Utility Room/Cloakroom

7'10" x 5'6" (2.4 x 1.7)

Low level WC, plumbing for washing machine, radiator.

### Conservatory

13'1" x 6'10" (4 x 2.1)

Brick based with sealed unit double glazing, double glazed French doors to garden.

### Landing

Loft access

### Bedroom 1

14'2" x 12'11" (4.33 x 3.94)

Feature fireplace, double glazed window to front aspect, double glazed window to side aspect, radiator.

### Bedroom 2

16'3" x 8'10" (4.96 x 2.71)

Feature fireplace, double glazed window to side aspect, radiator.







### Bedroom 3

15'3" x 9'0" (4.67 x 2.75)

Double glazed window to side aspect, radiator, door to

### Bathroom

9'0" x 8'8" (2.76 x 2.65)

P shaped bath, hand basin, low level WC, part tiled walls, airing cupboard, opaque double glazed window to side aspect, radiator.

### Outside

To the front there is a lawned garden with bushes. To the rear there is a gated brickweave driveway, decked patio, lawned garden.

### Tenure

Freehold

### Services

Mains water, electricity, gas, drainage.

### Council Tax

Band B

### EPC

E rating - 54

### 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 Great Yarmouth office head north along North Quay, at the roundabout turn right and left at the traffic lights in to Northgate Street, continue along Northgate Street turning right at the second mini roundabout in to Beaconsfield Road where the property is on the left.

Ref Y12031/04/24



## 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

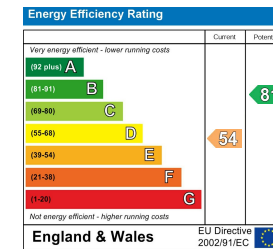
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## Area Map



## Energy Efficiency Graph



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