

**Aldreds**  
Estate Agents



11 Beaconsfield Road

Great Yarmouth, NR30 4JP

£190,000



## 11 Beaconsfield Road

Aldreds are pleased to offer this modernised and deceptively spacious hall entrance, bay fronted mid terraced house in a sought after location to the north of the main town centre and close to local amenities. The property would make an ideal family home or investment property with roomy accommodation comprising of an entrance hall serving the lounge, dining room, modern fitted kitchen, cloakroom and utility area on the ground floor. On the first floor a landing leads to four separate bedrooms, en-suite shower room and family bathroom. Outside there is a south facing forecourt and enclosed rear yard. The property also benefits from double glazed windows, gas central heating and is offered chain free.

### Entrance Hall

Part double glazed pvc entrance door, stairs to first floor, door leading off to:

### Lounge

11'10" x 11'1" (3.61 x 3.40)

Including the chimney breast, plus double glazed bay window to front aspect, radiator, tv point, door to:

### Dining Room

14'6" x 11'1" (4.42 x 3.4)

Including the chimney breast, wood effect laminate flooring, radiator, double glazed window to rear aspect, under stairs cupboard housing the electric meter and RCD fuse box, additional storage cupboard, door to:

### Kitchen

14'2" x 8'9" (4.32 x 2.67)

Fitted with a range of white gloss kitchen units with wall and matching base units with granite effect work surfaces over, built in electric oven, four ring ceramic hob and stainless steel extractor over, inset single drainer stainless steel sink unit with mixer taps, part metro tiling to walls, radiator, limed wood effect laminate flooring, double glazed window to side aspect, door to:

### Utility Area

8'0" x 4'9" (2.46 x 1.47)

Fitted wall unit, work surface below with space and plumbing for a washing machine and recess for a tumble dryer, radiator, part double glazed pvc door to rear, door to:

### Cloakroom

Low level wc with integrated wash basin, tiled flooring, wall mounted Alpha gas fired combination boiler.

### First Floor Landing

Fitted carpet, doors leading off to:

### Bedroom 1

14'5" maximum x 11'9" (4.40 maximum x 3.59)

Plus double glazed bay window to front aspect and including the chimney breast, radiator, fitted carpet, door to:





### En-Suite Shower Room

Tiled shower cubicle with folding door and mains fed shower fitting, extractor fan, low level wc, wash basin with mixer tap, tiled flooring.

### Bedroom 2

11'10" x 10'2" (3.61 x 3.10)

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

### Bedroom 3

8'11" x 8'3" (2.72 x 2.54)

Double glazed window to side aspect, radiator.

### Bedroom 4

7'8" x 6'7" (2.34 x 2.01)

Double glazed window to side aspect, radiator.

### Family Bathroom

6'7" x 6'7" (2.01 x 2.01)

White suite comprising panelled bath with shower mixer attachment and electric shower fitting over, pedestal wash basin, low level wc, part tiled walls, double glazed window to side aspect, towel rail/radiator.

### Outside

To the front of the property is a southerly facing paved forecourt. To the rear is an enclosed yard area with a gate leading to a rear service passageway. Outside store.

### Tenure

Freehold

### Services

Mains water, electric, gas and drainage

### Council Tax

Great Yarmouth Borough Council - Band 'B'

### 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.

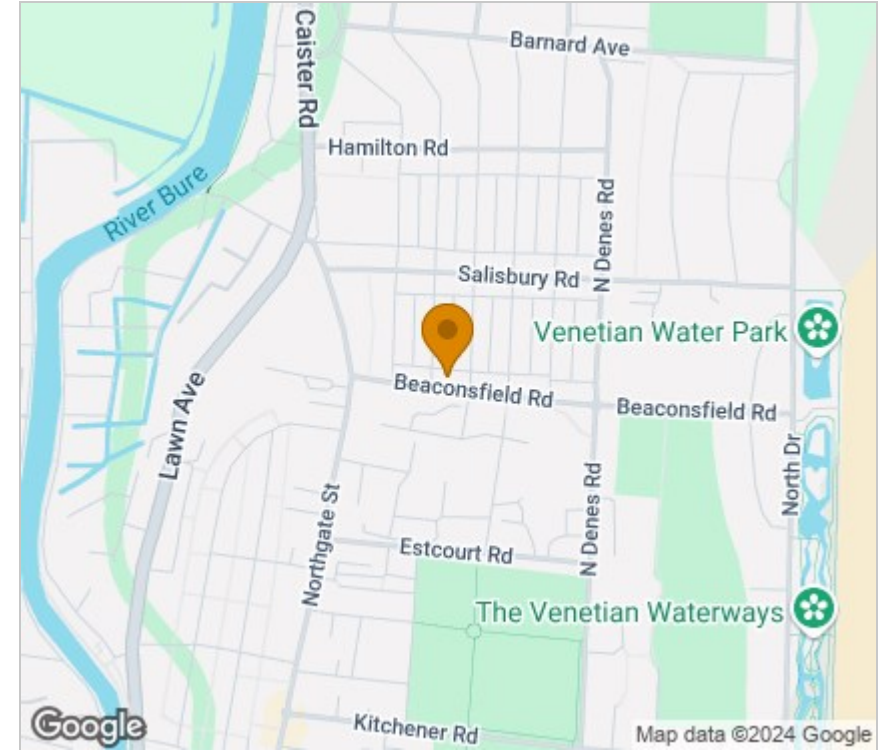
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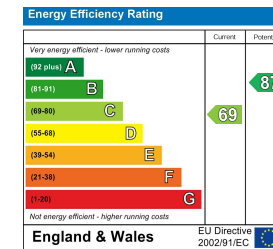
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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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