

**Aldreds**  
Estate Agents

18 Beatty Road, Great Yarmouth, NR30 4BW

£385,000









# 18 Beatty Road

, Great Yarmouth, NR30 4BW

- Highly Individual Property
- Six Good Size Bedrooms
- Three Bathroom Facilities Including An En-Suite
- Short Walk To The Sea Front
- High Specification Throughout
- Very Spacious Semi Detached Family House
- Delightful Open Plan Ground Floor Living Area
- Generous Low Maintenance Front & Rear Gardens
- Large Garage & Ample Parking
- Viewing A Must To Appreciate The Size And Quality Of Accommodation

Boasting over 2000 square feet of accommodation! Aldreds are pleased to offer this immaculately presented, highly individual semi detached family house in a sought after location to the north of the town centre. The property has been extended to provide a very spacious flexible layout comprising of an entrance porch, entrance hall, superb open plan living space with a snug leading to the dining area, sitting room, lounge and modern fitted kitchen. There is also a ground floor shower room, and useful utility cupboards and garden room. Spread over the first and second floors are a family bathroom, five main bedrooms and a large converted attic bedroom with an en-suite shower room. Outside the low maintenance front and rear gardens provide ample parking for several vehicles, a tranquil terrace and seating area with useful outbuildings and a large garage in addition. The property also benefits from double glazed windows and gas central heating. This delightful property is one of a kind and really needs to be viewed to be fully appreciated.



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## Entrance Porch

Sliding double glazed patio entrance doors, tiled flooring, part double glazed pvc internal door to:

## Entrance Hall

Stairs to first floor with under stairs cupboard, attractive polished finish tiled flooring, radiator with fitted cover, open access to:

## Snug Area 8'7" x 8'2" (2.64 x 2.50)

Attractive polished finish tiled flooring, open access to:

## Dining Area 12'2" x 10'8" (3.72 x 3.27)

Attractive polished finish tiled flooring, radiator with fitted cover, open access to:

## Lounge Area 21'0" x 9'7" (6.41 x 2.94)

A superb main living space with a double aspect provided via a double glazed window to front aspect and double glazed French doors to rear with built in insect screens, cast iron wood burner, wall mount tv point, attractive polished finish tiled flooring, radiator.





### Sitting Room 13'3" x 11'6" (4.05 x 3.51)

Plus a double glazed bay window to front aspect, tv point, attractive polished finished tiled flooring.

### Kitchen 12'4" x 8'9" (3.78 x 2.68)

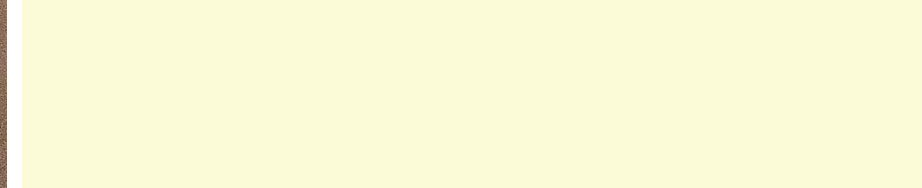
Extensively fitted with a grey gloss finish kitchen with wall and matching base units with work surfaces over, recess housing the Leisure Range cooker and stainless steel extractor hood, single drainer black cast sink with mixer taps, metro tiling to walls, attractive polished finish tiled flooring, double glazed window to rear aspect, Velux double glazed window, double glazed French doors to:

### Garden Room 14'3" x 14'0" (4.36 x 4.27)

Double glazed bi-fold doors to rear, brick weave flooring, door to side access and access in to a full length side storage area with additional access to the front of the property, wall lights, Velux sky lights.

### Rear Lobby

Radiator, access to:





### Utility Cupboard 3'2" x 2'10" (0.99 x 0.87)

Storage space and space and plumbing for a washing machine.

### Walk In Store 5'8" x 3'2" (1.74 x 0.98)

Additional storage space

### Shower Room 8'5" x 5'8" maximum (2.59 x 1.74 maximum)

Luxury suite with a double width tiled shower cubicle with mains fed shower fitting, low level wc, vanity unit with inset wash basin, chrome towel rail/radiator, cupboard housing the Ideal gas fired boiler, tiled walls and flooring, extractor fan, frosted double glazed window to rear aspect.

### First Floor Landing

Built in under stairs storage cupboard, fitted carpet, doors leading off to:

### Bedroom 1 10'10" x 8'2" (3.31 x 2.50)

Plus a double glazed bay window to front aspect, radiator, tv point, fitted carpet, interconnecting door to:

### Bedroom 2/Dressing Room 12'1" x 9'7" maximum (3.70 x 2.94 maximum)

Radiator, double glazed window to front aspect, fitted carpet,

### Bedroom 3 10'9" x 8'9" (3.29 x 2.68)

Radiator, double glazed window to rear aspect, tv point, fitted carpet.

### Bedroom 4 9'6" x 13'1" x 8'9" (2.94 x 2.68)

Double glazed window to rear aspect, radiator, fitted carpet, tv point.

### Bedroom 5 8'4" x 8'2" (2.56 x 2.49)

Radiator, double glazed window to front aspect, tv point, fitted carpet.

### Family Bathroom 8'7" x 8'0" (2.62 x 2.46)

Including the built in airing cupboard with storage space and hot water cylinder, quality white bathroom suite with a panelled bath with shower mixer attachment, low level wc, vanity unit with inset wash basin, tiled walls and flooring, two frosted double glazed windows to rear aspect, radiator.

### Attic Bedroom 6 19'3" x 15'2" overall (5.89 x 4.64 overall)

Including the stairwell with some restricted headroom, eaves storage cupboards, double glazed dormer window to rear with sea glimpses and a Velux sky light to front aspect, tv point, electric panel heater, fitted carpet, door to:

### En-Suite Shower Room

Circular shower cubicle with electric shower fitting, low level wc, vanity unit with inset wash basin with hot water heater, eaves storage cupboard, electric towel rail/radiator, two Velux skylights to front and rear aspects.

### Outside

To the front of the property there is a gated access to a large forecourt parking area for several vehicles. To the rear of the property is a private low maintenance garden laid with artificial grass with a circular central patio feature and additional raised sun trap terraced with timber pergola. Outside lighting, outside tap. There is a large storage shed and additional side wood store. At the bottom of the garden a personal door leads in to the garage 10.6m x 5.19m with power and lighting, doors leading on to the side access road.

### Tenure

Freehold

### Services

Mains water, electric, gas and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'D'

### Location

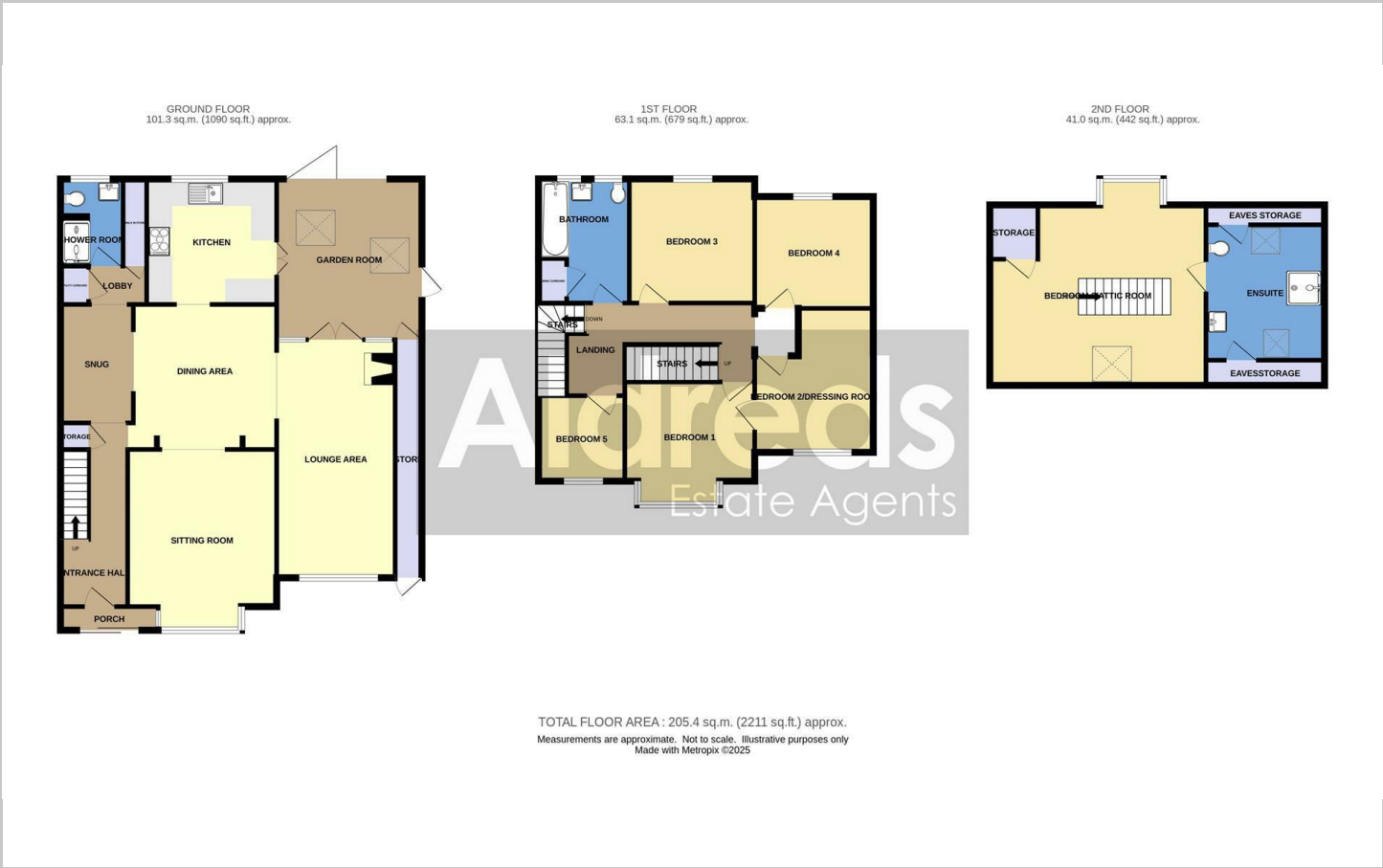
Great Yarmouth is the largest resort on the East Norfolk coast with its Historic Market Place and varied selection of shops. The town has a busy port and the rivers Yare and Bure give access to the Norfolk Broads. There are Museums \* Race Course \* Greyhound Stadium \* Schools for all ages \* District 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 left hand side.

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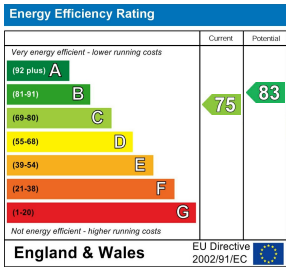
Floor Plans



Location Map



Energy Performance 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.

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