

**Aldreds**  
Estate Agents



49 Beatty Road  
, Great Yarmouth, NR30 4BJ  
Price Guide £244,950



## 49 Beatty Road

, Great Yarmouth, NR30 4BJ

Aldreds are pleased to offer this spacious and attractively presented semi detached house in a popular location to the north of the town centre. The property would make an ideal family living space comprising of an entrance porch, entrance hall, lounge, dining room, kitchen and a garden room/conservatory. On the first floor a landing serves three bedrooms, cloakroom and a bathroom. Outside is a driveway for parking with generous established front and rear gardens with a garage accessed from the rear of the house. The property has been well maintained throughout, some further modernisation is required, offering gas central heating, double glazed windows and is offered chain free.

### Entrance Porch

Part glazed wood panelled entrance door to:

### Entrance Hall

Stairs to first floor with under stairs storage cupboard, wood effect laminate flooring, radiator, doors leading off to:

### Lounge

13'4" x 11'6" (4.08 x 3.53)

Plus the double glazed bay window to front aspect and including the chimney breast with a brick working fireplace, quarry tiled hearth and inset electric fire for convenience, television point, radiator, wood effect laminate flooring.

### Dining Room

11'5" x 11'5" (3.50 x 3.50)

Including the chimney breast, wood effect laminate flooring, radiator, television point, sliding patio doors to:

### Garden Room/Conservatory

11'9" x 5'1" (3.59 x 1.56)

Brick and pvc double glazed construction with sloping roof over, part double glazed pvc door to rear garden, door to:

### Kitchen/Breakfast Room

15'0" x 7'11" (4.59 x 2.43)

Fitted kitchen with cream shaker style wall and matching base units with work surfaces over, single drainer stainless steel sink unit, space and plumbing for a slimline dishwasher and washing machine, recess for fridge, electric cooker point, double aspect double glazed windows, wall mounted gas boiler, part tiled walls.

### First Floor Landing

Access to the loft space, fitted carpet, doors leading off to:

### Bedroom 1

11'6" x 11'5" (3.51 x 3.48)

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





#### Bedroom 2

11'5" x 11'5" (3.50 x 3.50)

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

#### Bedroom 3

8'3" x 7'11" (2.53 x 2.42)

Built in wardrobe, double glazed window to front aspect, radiator, fitted carpet.

#### Bathroom

8'3" x 4'11" (2.53 x 1.51)

Pale green suite comprising panelled bath with shower fitting over, pedestal wash basin, part tiled walls, frosted double glazed window to rear aspect, built in airing cupboard.

#### Cloakroom

Low Level wc, vinyl flooring, frosted double glazed window to rear aspect.

#### Outside

To the front of the property wrought iron gates lead to a driveway for parking with adjacent lawned garden and side borders. At the rear is a westerly facing garden laid to lawn with established borders and patio area and a rear access from the service road to the single garage with up and over door.

#### 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.

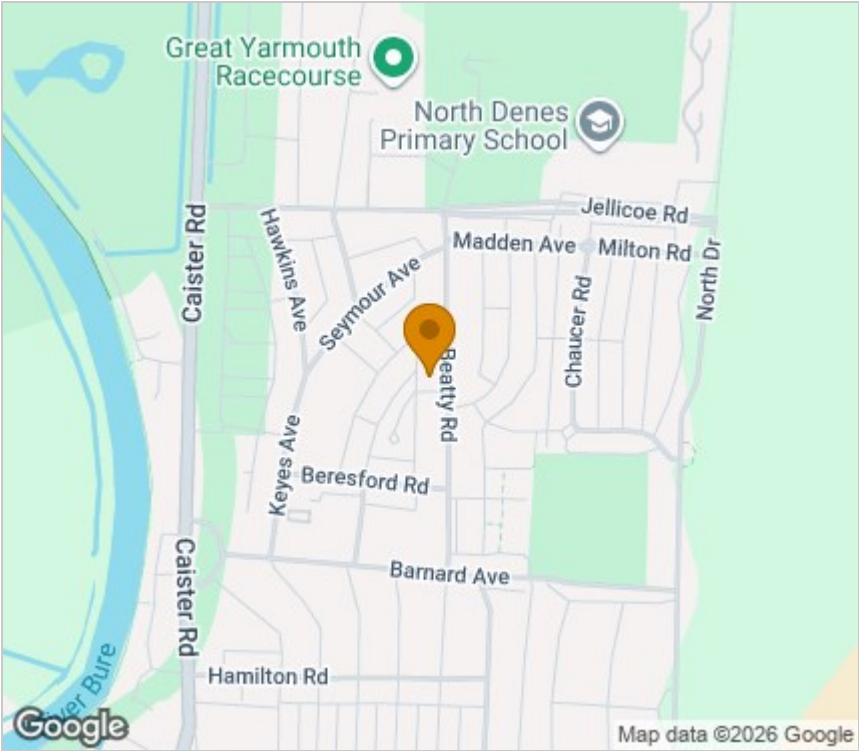
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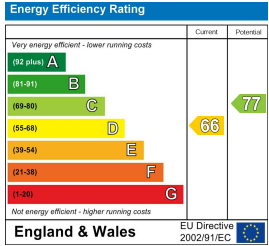
Floor Plan



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.

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