

Aldreds
Estate Agents



76 Beatty Road

Great Yarmouth NR30 4BQ

£240,000



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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 and garden room/conservatory. First floor landing, three bedrooms and a bathroom. Outside is a driveway for parking with generous established front and rear gardens with the added benefit of a garage to the rear of the property. The property has been well maintained throughout, has gas central heating, double glazed windows and would benefit from some further refurbishment. Offered chain free.

Entrance Hall

Stairs to first floor with under stairs storage cupboard, double glazed window to side aspect, part double glazed pvc entrance door, radiator, doors leading off to:

Lounge

13'1" x 11'5" (4.00 x 3.49)

Including the chimney breast with a marble backed fireplace and Adams style fire surround with inset coal effect living flame gas fire, plus double glazed bay window to front aspect, television point, radiator.

Dining Room

12'0" x 11'1" (3.68 x 3.39)

Including the chimney breast with a fitted gas fire, radiator, sliding double glazed patio doors to:

Garden Room/Conservatory

10'6" x 8'0" (3.22 x 2.45)

Brick and pvc double glazed construction with a tinted polycarbonate roof over, television point, wall light point and power points, double glazed French doors to rear, door to:

Kitchen/Breakfast Room

17'0" x 7'11" (5.20 x 2.43)

Fitted kitchen with white Hygena style wall and matching base units with work surfaces over, part tiled walls, double bowl single drainer stainless steel sink unit, wall mounted gas boiler, gas cooker point, double aspect double glazed windows, extractor fan, radiator.

First Floor Landing

Frosted double glazed window to side aspect, access to the loft space, doors leading off to:

Bedroom 1

12'0" x 11'1" maximum (3.67 x 3.39 maximum)

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

Bedroom 2

11'5" x 7'11" (3.50 x 2.43)

Plus recess and double glazed bay window to front aspect, radiator, television aerial lead.





Bedroom 3

8'0" x 7'11" (2.44 x 2.42)

Double glazed window to front aspect.

Bathroom

8'7" maximum x 6'6", 141'0" maximum (2.63 maximum x 2.43 maximum)

Panelled bath with electric shower over, quadrant tiled shower cubicle with electric shower, low level wc, vanity unit with inset wash basin, tiled walls, airing cupboard housing the copper hot water cylinder, two frosted double glazed windows to side aspect.

Outside

To the front of the property double wrought iron gates provide access to the front garden with driveway parking and planted borders. A gated side access leads to a low maintenance side garden with outside tap which opens on to the rear garden. The rear garden is very well established with a lawn and large paved patio area with planted borders. Summerhouse and door leading in to the garage/workshop with power and lighting and door leading to the rear access driveway which also provides additional parking if required.

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 immediately on the left hand side.

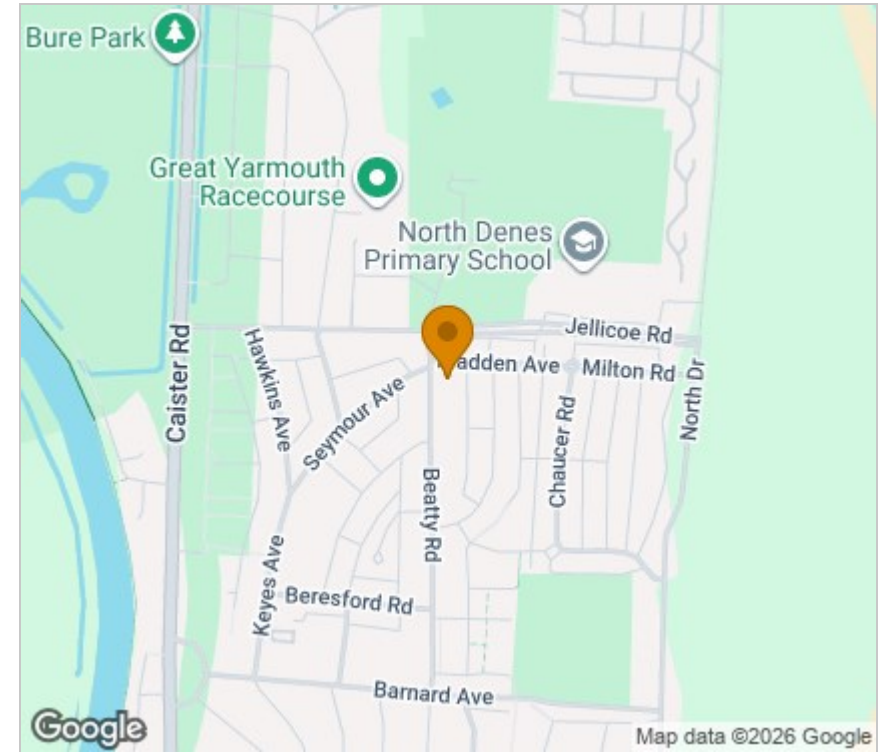
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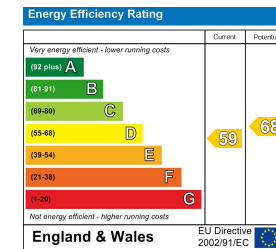
Floor Plan



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.

Disclaimer

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