



## 61 Beatty Road, Great Yarmouth

£230,000 Freehold

Guide £230,000-£240,000. Spacious period property on an enclosed corner plot, ideal for families and pets. Offers large gardens, off-road parking, lounge, dining room, kitchen, conservatory, WC, outdoor store and 3 bedrooms. Great opportunity to own an exquisite property.

Council Tax band: C

Tenure: Freehold

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### LOCATION

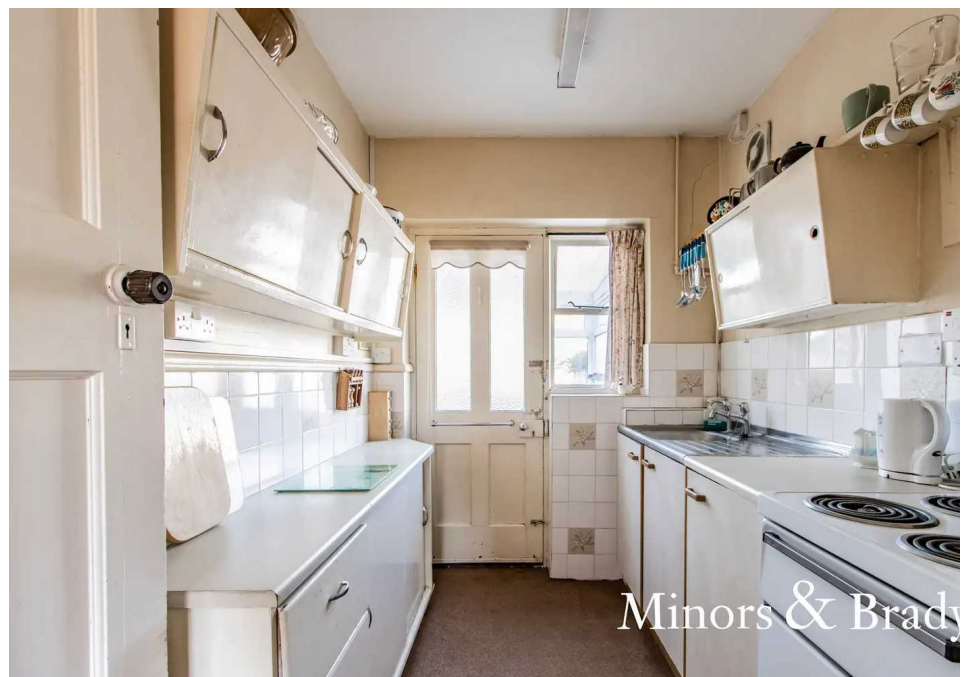
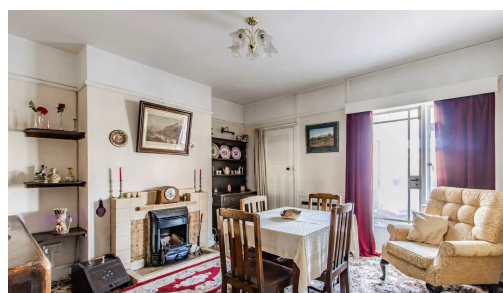
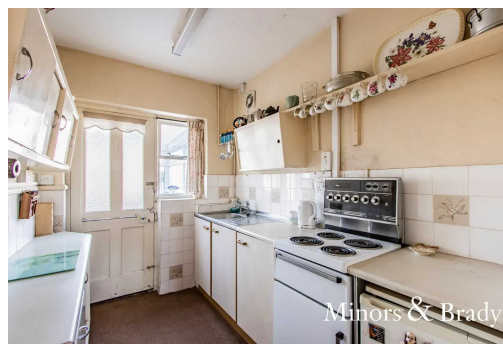
This home is located in the popular town of Great Yarmouth, the UK's third most desired seaside destination, also adjoining to the highly sought-after Norfolk Broads. The town benefits from a wide range of local amenities and great leisure facilities including schooling, supermarkets, shopping centre, pubs, restaurants, bars, cinema, swimming pool and theme parks. The town has its own train and stations with fantastic transport links into the Cathedral City of Norwich (approx. 30 min drive). The area has been enhanced in recent years by a steady programme of road improvements which have provided a vastly improved road link to London, the industrial centres of the Midlands and the North. A new deep-water outer harbour is now in operation.



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## BEATTY ROAD, GREAT YARMOUTH

We are delighted to present this stunning three-bedroom semi-detached house nestled in the sought after area of Great Yarmouth, NR30.

Upon entering this charming property, you are greeted by a spacious and welcoming hallway, leading you to well-proportioned rooms throughout. The bay windows allow ample natural light to cascade into the living areas, creating a warm and inviting ambience.

The ground floor comprises a generously sized reception room, perfect for entertaining guests or enjoying quality family time. The adjoining dining room offers a seamless flow, ideal for hosting dinner parties or casual meals alike. The modern kitchen boasts an array of integrated appliances and ample storage, catering to any culinary enthusiast's needs.

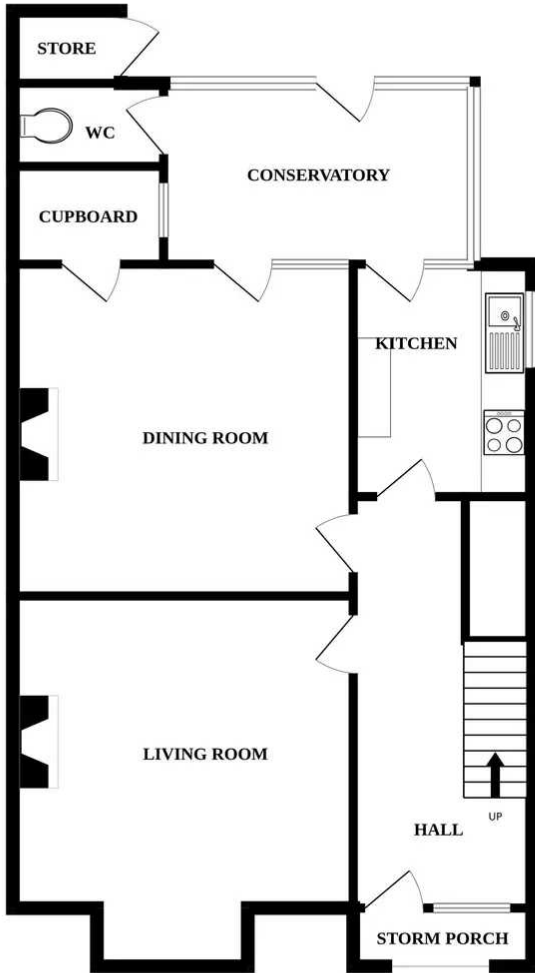
Ascending to the upper floor, you will discover three well-appointed bedrooms, providing ample living space for a growing family or accommodating visitors. The property's sleek bathroom features contemporary fixtures and fittings, providing a tranquil sanctuary to unwind and relax.

Situated in close proximity to the beach, this residence allows for tranquil walks along the shore, offering a relaxing escape from

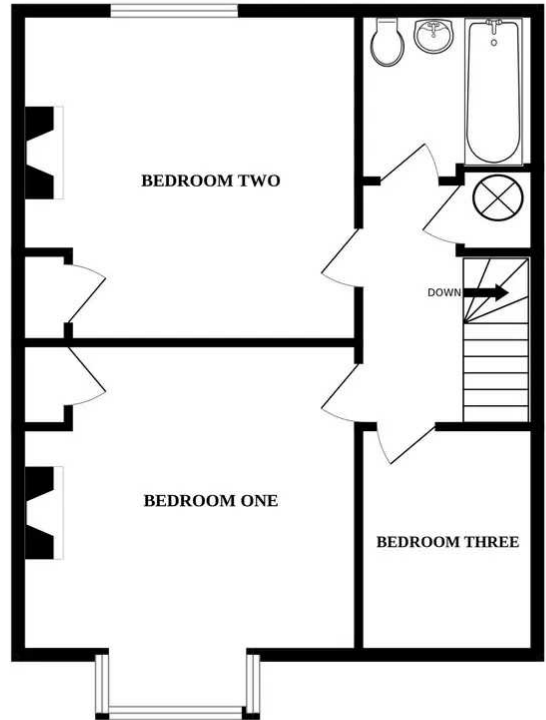


Minors & Brady

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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