



62 Beatty Road, Great Yarmouth

£250,000 Leasehold

This charming property boasts a welcoming porch leading to a spacious hallway, granting access to the cosy living room, versatile dining area and well-appointed kitchen with an additional ground floor bathroom for added convenience. Upstairs, three well-proportioned bedrooms offer versatility, complemented by a modern bathroom. Outside, the generous garden plot features a sprawling lawn, patio area and fencing for privacy, while the inclusion of a garage and off-road parking enhances convenience, making it an ideal home for both relaxation and entertainment.

Council Tax band: C

Tenure: Leasehold

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THE LOCATION

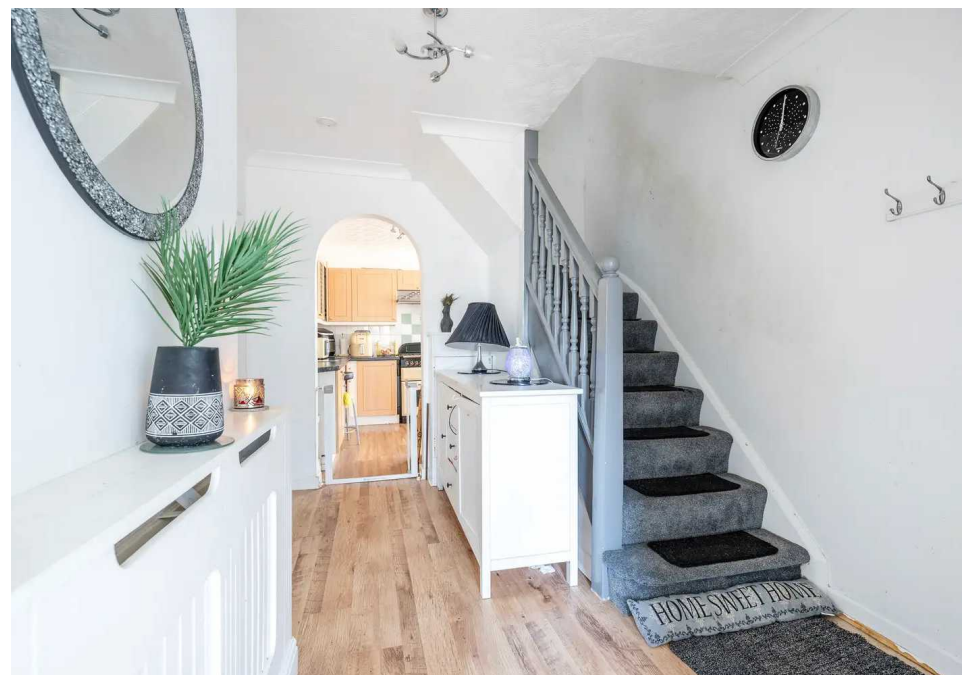
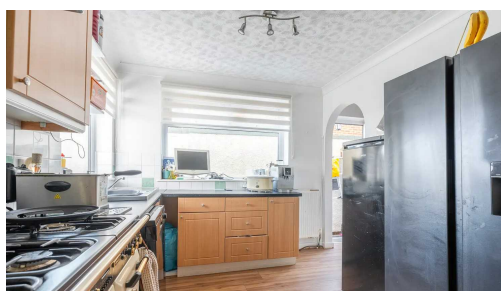
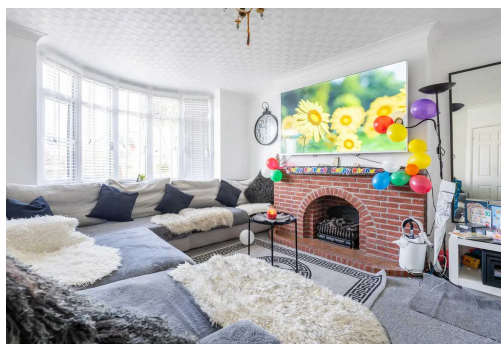
Beatty Road, located in the vibrant coastal town of Great Yarmouth, offers a convenient and well-connected setting for residents. Situated in the heart of this bustling seaside town, Beatty Road provides easy access to an array of amenities, including local shops, restaurants, schools, and recreational facilities. Great Yarmouth is celebrated for its picturesque coastline, offering pristine sandy beaches and stunning seafront promenades, perfect for leisurely strolls and enjoying the sea breeze. The town is rich in history and culture, with numerous historical landmarks and attractions, including the iconic Britannia Pier and the Sea Life Centre. This



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THE PROPERTY

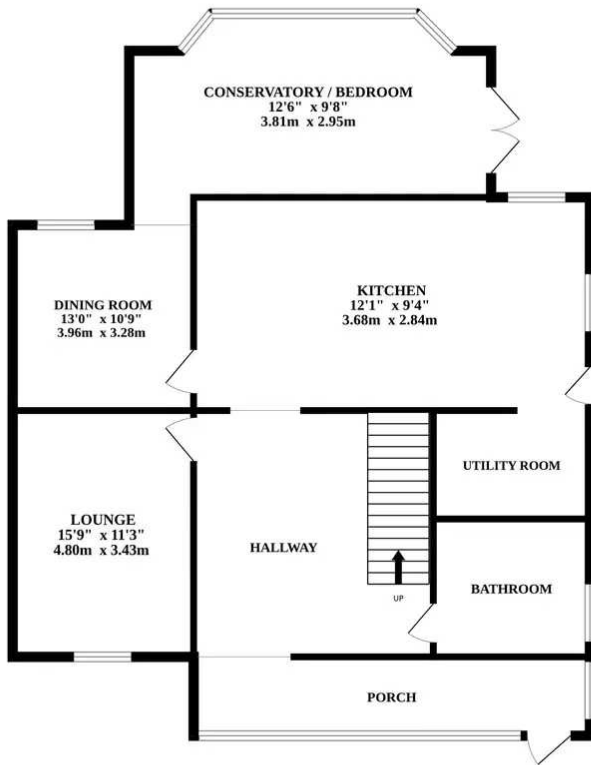
Upon entry, you are greeted by a welcoming porch, perfectly suited for storing coats and shoes, enhancing the functionality and appeal of the property. Moving inside you are welcomed into a spacious hallway, that offers access to all ground floor rooms. The cosy yet generous living room exudes a warm ambiance, featuring plush carpeting, ample space for furnishings and charming brick accents, creating a relaxing haven for unwinding or entertaining guests. The dining area provides an ideal setting for gatherings and every-day meals, boasting a seamless flow into a versatile reception room with double doors allowing access into the garden. The wooden-style kitchen is thoughtfully designed, offering provisions for your appliances and a pleasant space to cook. Alongside these rooms is an additional ground floor bathroom adding practicality.

This property comprises three well-proportioned bedrooms, each offering versatility to cater to your evolving needs. Completing the interior layout is a modern bathroom, providing convenience and contemporary amenities for your daily routines.

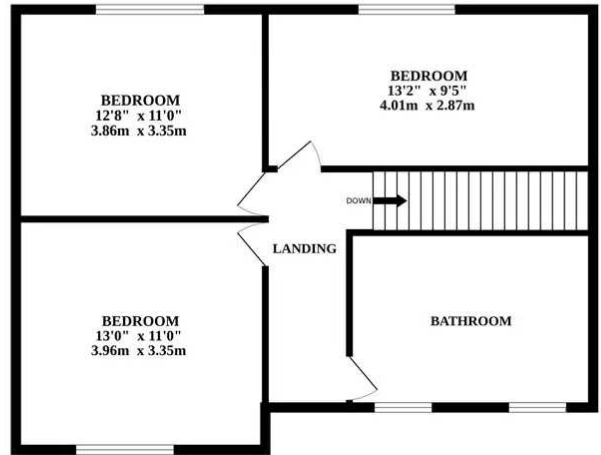
Stepping outside, the property features a generous garden plot, complete with a sprawling lawn, a charming patio area for outdoor entertaining, all enclosed by fencing, ensuring privacy and security. Additionally, the property boasts a garage and off-road parking, eliminating the hassle of finding on-street parking and providing convenience for residents and guests alike.



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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