



17 Beatty Road, Great Yarmouth

£290,000

Spacious 3-bedroom family home with lounge, dining room, kitchen, and lovely gardens. Double glazing throughout, garage with lean-to, and driveway. Modern bathroom and ample storage.

ENTRANCE HALL

Double glazed timber door to front, radiator, UPVC double glazed bay window to front, vinyl flooring, power points, stairs to first floor.

LOUNGE

UPVC double glazed window to front, UPVC double glazed bay window to side, TV point, radiator, open fireplace, fitted carpet, sockets.

DINING ROOM

UPVC double glazed window to side, UPVC double glazed door to rear garden, electric fire, radiators x 2, laminate flooring, sockets.

KITCHEN

UPVC double glazed window to rear, UPVC double glazed door to rear, fitted with a range of base and wall mounted units with work surface over, space for electric cooker, plumbing for washing machine, radiator, central heating boiler, space for



ENTRANCE HALL

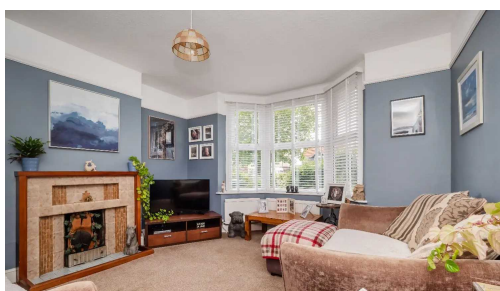
Double glazed timber door to front, radiator, UPVC double glazed bay window to front, vinyl flooring, power points, stairs to first floor.

LOUNGE

UPVC double glazed window to front, UPVC double glazed bay window to side, TV point, radiator, open fireplace, fitted carpet, sockets.

DINING ROOM

UPVC double glazed window to side, UPVC double glazed door to rear garden, electric fire, radiators x 2,



ENTRANCE HALL

Double glazed timber door to front, radiator, UPVC double glazed bay window to front, vinyl flooring, power points, stairs to first floor.

LOUNGE

UPVC double glazed window to front, UPVC double glazed bay window to side, TV point, radiator, open fireplace, fitted carpet, sockets.

DINING ROOM

UPVC double glazed window to side, UPVC double glazed door to rear garden, electric fire, radiators x 2, laminate flooring, sockets.

KITCHEN

UPVC double glazed window to rear, UPVC double glazed door to rear, fitted with a range of base and wall mounted units with work surface over, space for electric cooker, plumbing for washing machine, radiator, central heating boiler, space for fridge freezer, laminate flooring, sockets.

FIRST FLOOR LANDING

Fitted carpet, radiator, airing cupboard, loft access.

BEDROOM 1

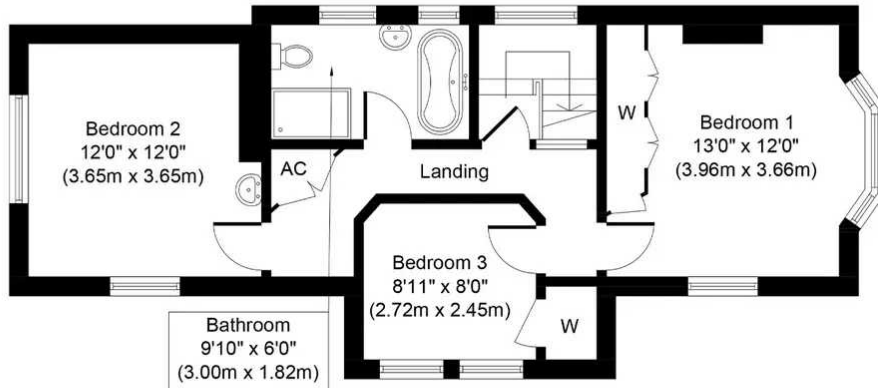
UPVC double glazed window to front, UPVC double glazed bay window to side, TV point, radiator, sockets, fitted carpet, built in wardrobes.

BEDROOM 2

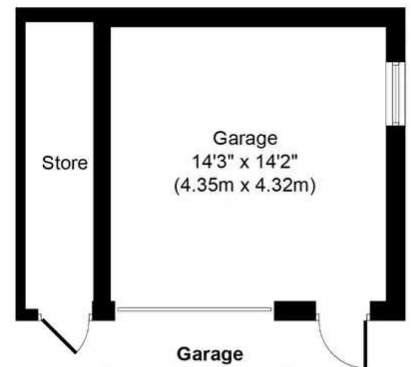
UPVC double glazed windows to front & side, fitted carpet, radiator, sockets, wash hand basin.

BEDROOM 3

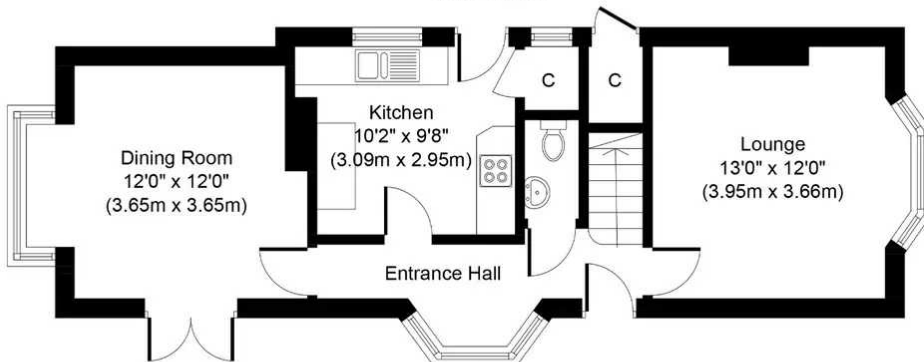




First Floor
Approximate Floor Area
587 Sq. ft.
(54.5 Sq. m.)



Garage
Approximate Floor Area
255 Sq. ft.
(23.7 Sq. m.)
 (Not Shown In Actual Location / Orientation)



Ground Floor
Approximate Floor Area
567 Sq. ft.
(52.7 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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