



80 Beatty Road, Great Yarmouth

Great Yarmouth



Minors & Brady



# 80 Beatty Road

Great Yarmouth, Great Yarmouth

Occupying a generous corner plot, this well presented three bedroom semi detached home offers a sense of space both inside and out, with gardens wrapping around the front, side, and rear. Inside, a bay-fronted lounge sits alongside a bright open-plan kitchen, dining, and living area where French doors draw light through the space and create an easy connection to the garden. The kitchen is modern and practical with integrated appliances, a breakfast bar, and the added benefit of a separate utility room. Upstairs, two double bedrooms with built-in wardrobes are joined by a further flexible bedroom, along with a family bathroom and separate WC positioned off the landing. A substantial detached double garage completes the setting, with scope to create up to four off-road parking spaces if required, all within an established residential area of Great Yarmouth close to shops, schools, supermarkets, and regular bus routes.

## Location

Beatty Road is situated within a well-established residential area of Great Yarmouth, offering convenient access to everyday amenities, including local shops, supermarkets, schools, and regular bus routes. The town centre and seafront are both within easy reach, providing a wide range of retail options, leisure facilities, restaurants, and coastal walks. Excellent road links connect the area to surrounding villages and the wider Norfolk coastline, while the nearby Norfolk Broads offer extensive opportunities for boating, nature, and outdoor activities. The area is also well placed for access to employment hubs, healthcare services, and leisure centres across the town. Nearby green spaces and coastal paths add to the appeal for those who enjoy time outdoors throughout the year.

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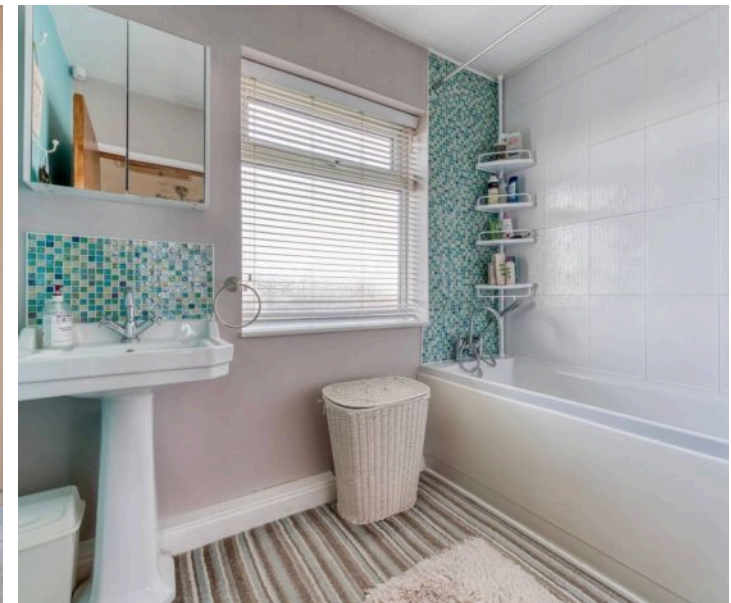
## Beatty Road, Great Yarmouth

On entering, a welcoming hallway creates a calm first impression, finished with herringbone wood flooring, exposed wood detailing, and useful under-stairs storage. Stairs rise to the first floor, while internal doors lead through to the main living spaces.

A generously sized lounge sits to the front of the home and benefits from a wide bay window that allows natural light to pour into the room. Soft carpet flooring and neutral décor create a comfortable setting for everyday living, with plenty of space for full lounge furniture.

To the rear, a bright and spacious open plan kitchen, dining, and living area forms the heart of the home. This well-laid-out space provides clearly defined zones for dining alongside a snug style seating area, ideal for relaxed family time or entertaining. Herringbone wood flooring continues throughout, adding warmth and continuity, while French doors open directly onto the garden, creating a very well-lit environment with a strong connection to the outside. The snug area works perfectly as an additional sitting space without feeling separate.

Kitchen fittings have been finished in a modern style, featuring sleek high gloss units, contrasting work surfaces, and integrated appliances including a double oven, hob, and dishwasher. A breakfast bar offers extra workspace and casual seating, while a large window overlooks the garden. From here, access leads through to a separate utility room providing further fitted storage, a sink, a freestanding washing machine, and an external door opening onto the garden.



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On the first floor, a central landing gives access to all bedrooms and bathroom facilities. Accommodation includes three well-proportioned bedrooms, with two comfortable double rooms, both benefiting from built-in wardrobes. The principal bedroom sits at the front and enjoys a bay window. A further bedroom is well laid out and offers flexibility for family use or home working.

The family bathroom is fitted with a panelled bath with a shower over, a wash basin, tiled splashbacks, and a window allowing natural light and ventilation. Also positioned off the landing is a separate WC.

Outside, the home occupies a large corner plot with gardens positioned to the front, side, and rear. The rear garden is mainly laid to lawn and complemented by a patio seating area, greenhouse, and paved pathways, creating a practical and enjoyable outdoor space for relaxing or gardening. The side garden provides additional outdoor space and offers potential for off-road parking if required. Positioned to the rear of the plot is a substantial double garage, offering excellent storage or secure parking, with potential to create up to four off-road parking spaces.

To the front, planted borders and lawned areas enhance the approach, while the generous plot size and layout provide a strong sense of space and privacy within a well-established residential setting.

### Agents notes

Sold leasehold, connected to all main services.

Gas Central Heating

Council Tax Band- C

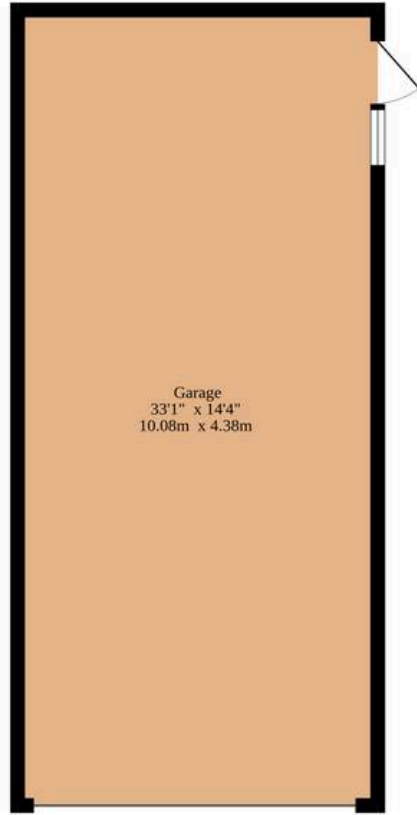
Approximately 999 years remaining on the lease

Ground rent- £11.14 per annum

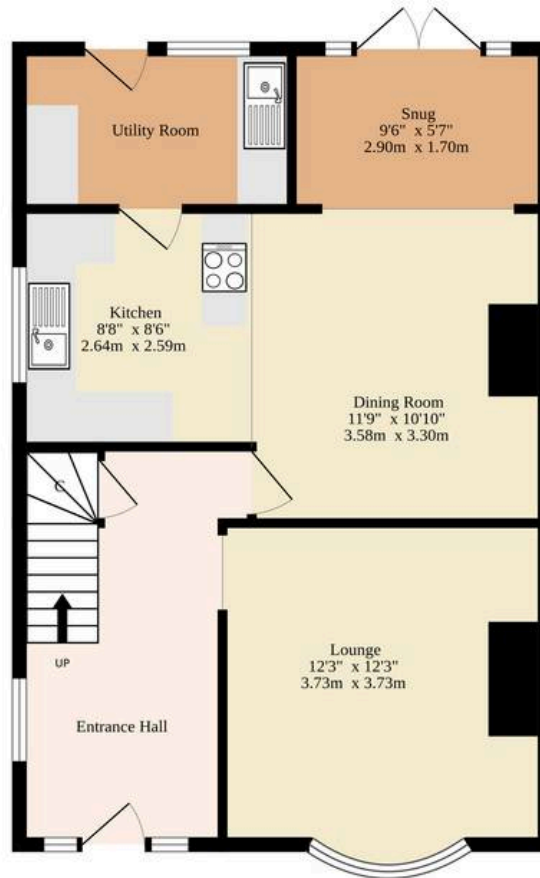
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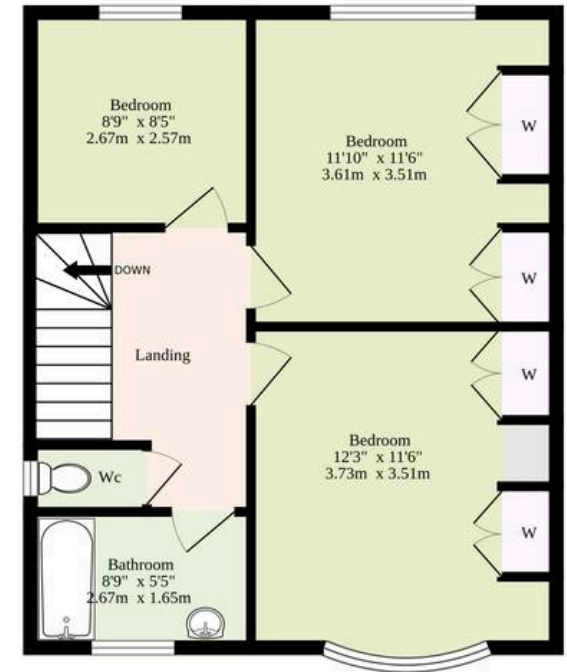
477 sq.ft. (44.3 sq.m.) approx.



Ground Floor  
544 sq.ft. (50.5 sq.m.) approx.



1st Floor  
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 1491 sq.ft. (138.5 sq.m.) approx.

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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# Minors & Brady

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