

18 Beatty Road, Great Yarmouth

£385,000 Freehold

This extensively extended semi-detached home delivers over 2,000 square feet of versatile accommodation across three thoughtfully designed floors. Offering an exceptional amount of living space combined with stylish finishes, the property is perfectly suited to family life and modern entertaining. From the moment you step inside, a sense of space and comfort is evident, with a variety of well-proportioned reception areas and a contemporary kitchen forming the heart of the ground floor. With six bedrooms, multiple bathrooms, and attractive outdoor areas including gated parking, a landscaped rear garden, and a powered garage, this is a home that effortlessly balances practicality and style in a prime location close to everyday amenities.

Location

Beatty Road enjoys a convenient setting to the north of Great Yarmouth, within easy reach of both the coastline and the town centre. Local amenities, including shops, schools, and medical facilities, are all close by, while Caister-on-Sea’s sandy beach is just over a mile away, offering a popular escape for walking or relaxing by the sea. Excellent transport links connect the area to central Great Yarmouth, Norwich, and beyond, with nearby bus routes and road access via the A149. The property also benefits from proximity to leisure attractions such as the Yarmouth Stadium and the Norfolk Broads, making it a well-placed base for both everyday convenience and weekend enjoyment.



Beatty Road

Upon entering through the entrance porch, which features sliding double glazed patio entrance doors and tiled flooring, you are greeted by the spacious entrance hall. The ground floor comprises various well-appointed areas including a snug area, dining area, lounge area with a cast iron wood burner, sitting room, a modern kitchen with high gloss finish units, and a garden room with bi-fold doors that lead out to the rear garden.



Completing this level is a convenient shower room, utility cupboard, and a walk-in store.

The first floor houses five bedrooms, each offering comfortable living spaces and ample natural light. The family bathroom, with a quality white suite, serves the bedrooms on this floor. Ascending to the second floor, you will find an attic bedroom with an en-suite shower room, eaves storage cupboards, and delightful sea glimpses from the dormer window.

Outside, the property features a gated forecourt parking area to the front, and a private low maintenance garden to the rear with artificial grass and a circular patio. A large storage shed and a side wood store provide ample space for outdoor essentials. In addition, a garage with power and lighting is accessible from the garden.

Located within close proximity to a range of amenities, this property offers a convenient and comfortable lifestyle for its occupants. With its vast accommodation and modern finish, viewing is highly recommended to fully appreciate the scale and potential of this impressive home. Eager to please the most discerning of buyers, this property is a rare opportunity not to be missed.

Agents Notes

We understand this property will be sold freehold, connected to all main services.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



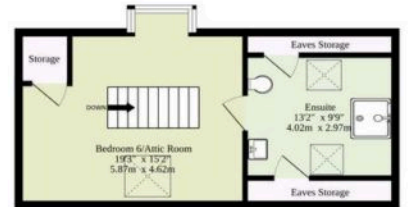
Ground Floor
1023 sq.ft. (95.0 sq.m.) approx.



1st Floor
638 sq.ft. (59.3 sq.m.) approx.



2nd Floor
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 2085 sq.ft. (193.7 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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