



35 Beatty Road, Great Yarmouth

Minors & Brady



35 Beatty Road

Great Yarmouth

From the moment you arrive, this attractive bay-fronted semi-detached residence offers a wonderful sense of space, practicality and relaxed coastal living. Set along a sought-after residential road in Great Yarmouth, the property pairs bright and versatile interiors with generous outdoor space, providing an ideal setting for family life, entertaining and everyday comfort. With ample parking, three well-proportioned bedrooms, a choice of reception spaces and a private rear garden designed for easy enjoyment, this is a home that effortlessly caters to modern lifestyles while remaining within easy reach of local amenities, schools and the Norfolk coastline.

Agents Notes

This property will be sold freehold.

Gas central heating system.

Connected to mains water, electricity, gas and drainage.





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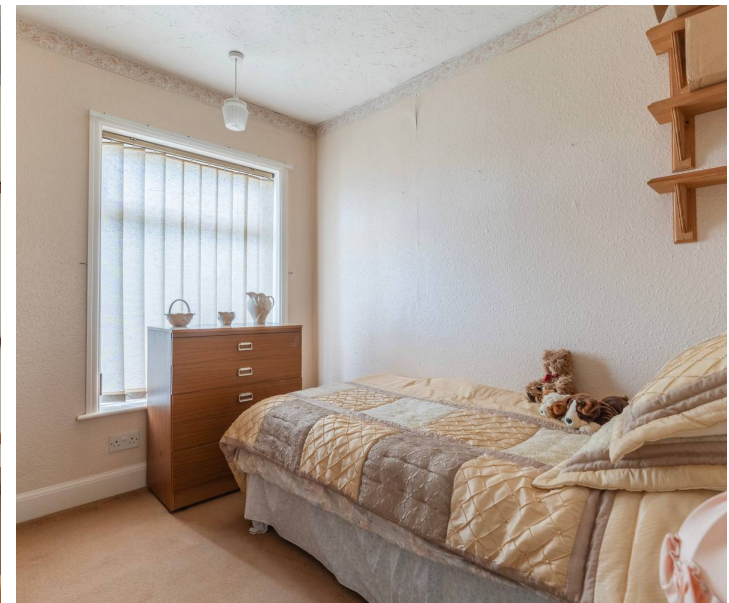
Positioned along a well-established residential road in the ever-popular coastal town of Great Yarmouth, this attractive bay-fronted semi-detached home presents an excellent opportunity for those seeking generous living space, practical family accommodation and a garden designed for easy enjoyment.

A gated entrance opens onto a paved driveway providing parking for several vehicles, complemented by a low-maintenance artificial lawn that creates an appealing first impression throughout the seasons. A single garage offers useful storage space for garden equipment, bikes and everyday essentials.

Stepping inside, the welcoming entrance hall sets the tone for the accommodation beyond, creating a bright and inviting arrival space. The principal sitting room is positioned to the front of the property, where a striking bay window draws in an abundance of natural light and provides an attractive focal point. This is a comfortable room for everyday living, whether enjoying a quiet evening at home or hosting family and friends.

The formal dining room offers a sociable setting for both family meals and special occasions. French doors lead directly into the sun room/utility area, creating a natural extension of the living space and space your laundry appliances.

The kitchen is fitted with a range of cabinetry providing good storage, alongside a freestanding oven and designated spaces for appliances, offering practical functionality with potential for future enhancement if desired. A ground-floor wet room adds further flexibility and convenience to the layout.





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To the first floor, the landing is enhanced by a characterful stained-glass side window, allowing colourful light to filter through whilst adding a distinctive period-inspired feature. The accommodation comprises three well-proportioned bedrooms, each offering flexibility for family living, guest accommodation or a dedicated home office. One of the bedrooms benefits from an attractive bay window and a built-in wardrobe, providing both charm and practical storage.

The family bathroom serves the first floor and is complemented by a separate WC, a thoughtful arrangement that works particularly well for busy households.

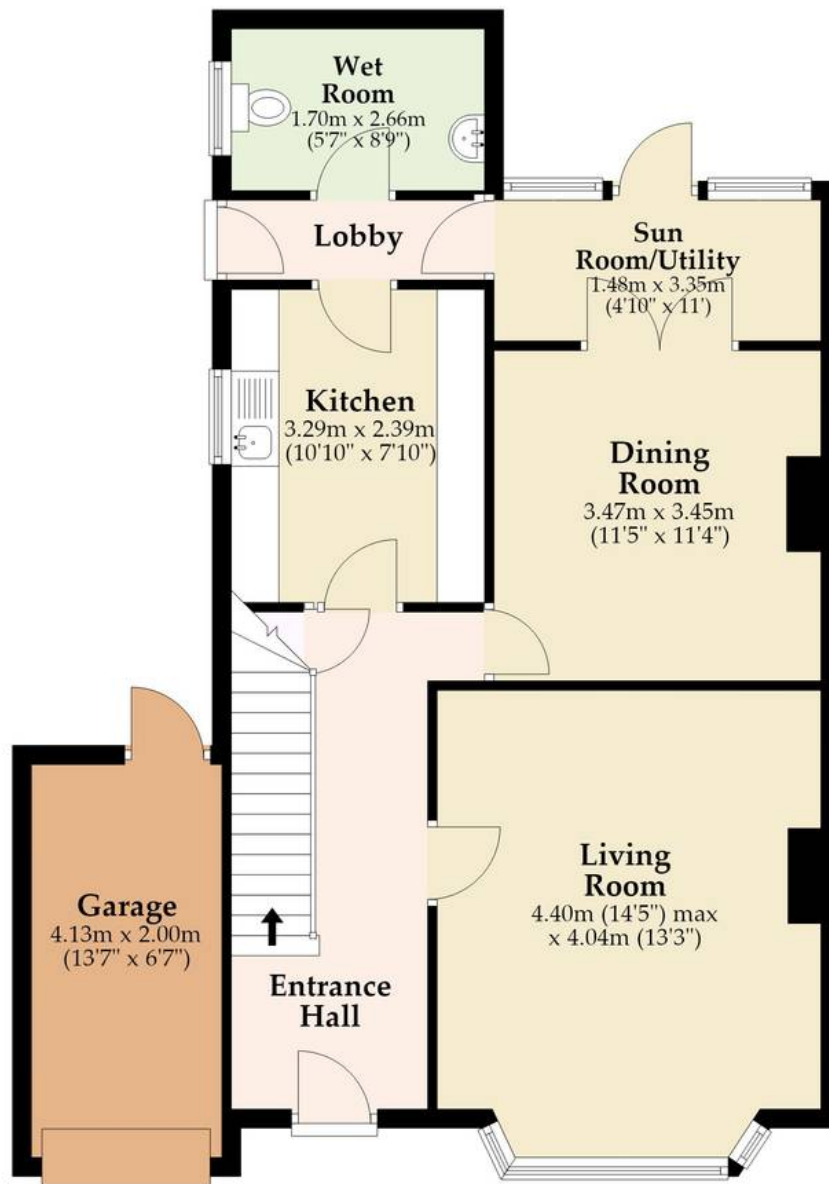
Outside, the rear garden has been designed with ease of maintenance in mind whilst still offering plenty of space to enjoy outdoor living. A generous patio provides the perfect setting for alfresco dining, summer barbecues and entertaining guests, while the artificial lawn creates an attractive and usable outdoor area throughout the year. A timber storage shed provides additional space for tools and garden furniture, helping to keep the garden organised and clutter-free. The garden enjoys a good degree of privacy, making it a pleasant backdrop for both family gatherings and quieter moments outdoors.





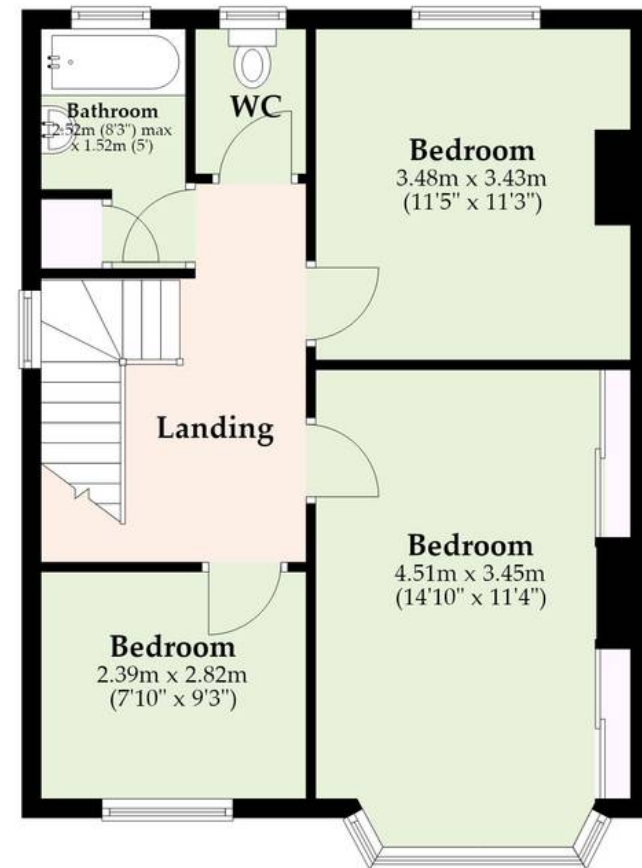
Ground Floor

Approx. 73.0 sq. metres (785.8 sq. feet)



First Floor

Approx. 51.8 sq. metres (557.9 sq. feet)



Total area: approx. 124.8 sq. metres (1343.7 sq. feet)

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.

Plan produced using PlanUp.

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