



74 Beatty Road, Great Yarmouth

Minors & Brady



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Great Yarmouth

A stunning turnkey home where style, comfort and quality come together effortlessly. Having undergone a comprehensive refurbishment within the last year, this beautifully presented property offers bright and spacious accommodation finished to an exceptional standard throughout. Two versatile reception rooms, a striking contemporary kitchen/dining space and high-quality upgrades including a new heating system, boiler, bathroom and flooring create a home that is ready to be enjoyed from day one. Outside, the landscaped low-maintenance garden and extensive brick-weave driveway add further practicality and appeal. With quality Bosch and Neff appliances included and even the potential for furniture to be available by separate negotiation, this is a rare opportunity to acquire a truly move-in-ready home.

- Fully refurbished throughout within the last year, including a new kitchen, bathroom, heating system, boiler, consumer unit, flooring and carpets
- Spacious and versatile layout extending to approximately 1,405 sq ft, ideal for modern family living
- Two generous reception rooms, offering flexibility for formal dining, home working, family living or entertaining
- Impressive sitting room featuring a charming wood-burning stove and an abundance of natural light
- Stunning contemporary grey kitchen with extensive storage, wood-effect worktops and stylish chrome fittings
- Bright and sociable kitchen/dining room forming the heart of the home, perfectly designed for everyday living and hosting guests
- Quality Bosch and Neff appliances included within the sale



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The Location

Beatty Road is situated within a popular residential area of Great Yarmouth, offering a convenient setting with easy access to a wide range of local amenities. The area is well regarded for its established community atmosphere, excellent local facilities, and convenient access to both the town centre and the Norfolk coastline.

Residents benefit from a variety of shops, supermarkets, cafés, restaurants, schools, and healthcare facilities, all readily accessible within the local area. Great Yarmouth town centre is within easy reach and provides a comprehensive selection of retail, leisure, and everyday amenities, together with a range of independent businesses and national retailers.

The town's renowned sandy beaches, historic seafront, and traditional seaside attractions are nearby, providing excellent opportunities for coastal walks, outdoor recreation, and family days out throughout the year. Nearby parks, open green spaces, and leisure facilities further enhance the appeal of the location, offering a variety of activities for all ages.

The area is also well positioned for access to the Norfolk Broads, where residents can enjoy boating activities, waterside walks, wildlife attractions, and a wealth of outdoor pursuits. The surrounding countryside and coastline provide further opportunities for recreation and exploration.

Excellent transport connections add to the appeal of the area, with convenient access to the A47 and A143 providing routes to Norwich, Lowestoft, Beccles, and the wider Norfolk and Suffolk region. Great Yarmouth railway station offers regular services to Norwich and onward connections across the region, whilst local bus services provide easy access throughout the town and surrounding areas.

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Having undergone a comprehensive refurbishment within the last year, this beautifully presented home offers the perfect blend of modern comfort, practical family living and turn-key convenience. Thoughtfully improved throughout, the property benefits from a new kitchen, new bathroom, replacement heating system and boiler, new consumer unit, updated flooring and carpets, creating a home that feels fresh, contemporary and ready to enjoy from day one.

A large brick-weave driveway to the front provides ample off-road parking for multiple vehicles and creates an impressive first impression. The property is approached via a welcoming entrance hall which connects the well-planned accommodation, offering both practicality and excellent flow between the living spaces.

The home boasts two generous reception rooms, providing excellent flexibility for modern lifestyles. The principal sitting room is a particularly impressive space, flooded with natural light and centred around an attractive wood-burning stove that creates a warm and inviting focal point. Its generous proportions make it perfect for both everyday family living and entertaining guests. A second reception room offers further versatility and could be utilised as a formal dining room, family room, playroom or home office depending on requirements.



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At the heart of the property lies the stunning kitchen and dining room. Recently refitted to a high standard, the contemporary grey kitchen combines stylish design with exceptional practicality. Extensive cabinetry provides an abundance of storage, complemented by wood-effect worktops, chrome fixtures and quality finishes throughout. The dining area is bright and airy, benefitting from excellent natural light and creating an ideal environment for family meals and social occasions.

A number of quality appliances are included within the sale, including selected Bosch and Neff appliances together with a Lamona wine fridge. Please note that the washing machine and condenser dryer are excluded from the sale.

Further enhancing the ground floor is a practical utility room and cloakroom, helping to keep day-to-day family life organised and efficient.

To the first floor, the property offers three well-proportioned bedrooms, with two generous doubles and a comfortable third bedroom. The family bathroom has also been replaced as part of the refurbishment programme and now provides a stylish and contemporary space finished to a modern standard.



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Throughout the property, the improvements undertaken by the current owners are immediately apparent. New flooring and carpets create a cohesive feel throughout, while the upgraded heating system, replacement boiler and new fuse board provide valuable peace of mind for prospective purchasers.

Outside, the rear garden has been thoughtfully landscaped to create an attractive and low-maintenance outdoor environment. Artificial lawn combines with a contemporary patio area, providing excellent space for outdoor dining, entertaining and relaxing. The result is a private garden that can be enjoyed throughout the year with minimal upkeep.

Further adding to the property's appeal, much of the furniture may be available by separate negotiation, offering purchasers the opportunity to acquire a stylishly furnished home if desired.

Agent's Note

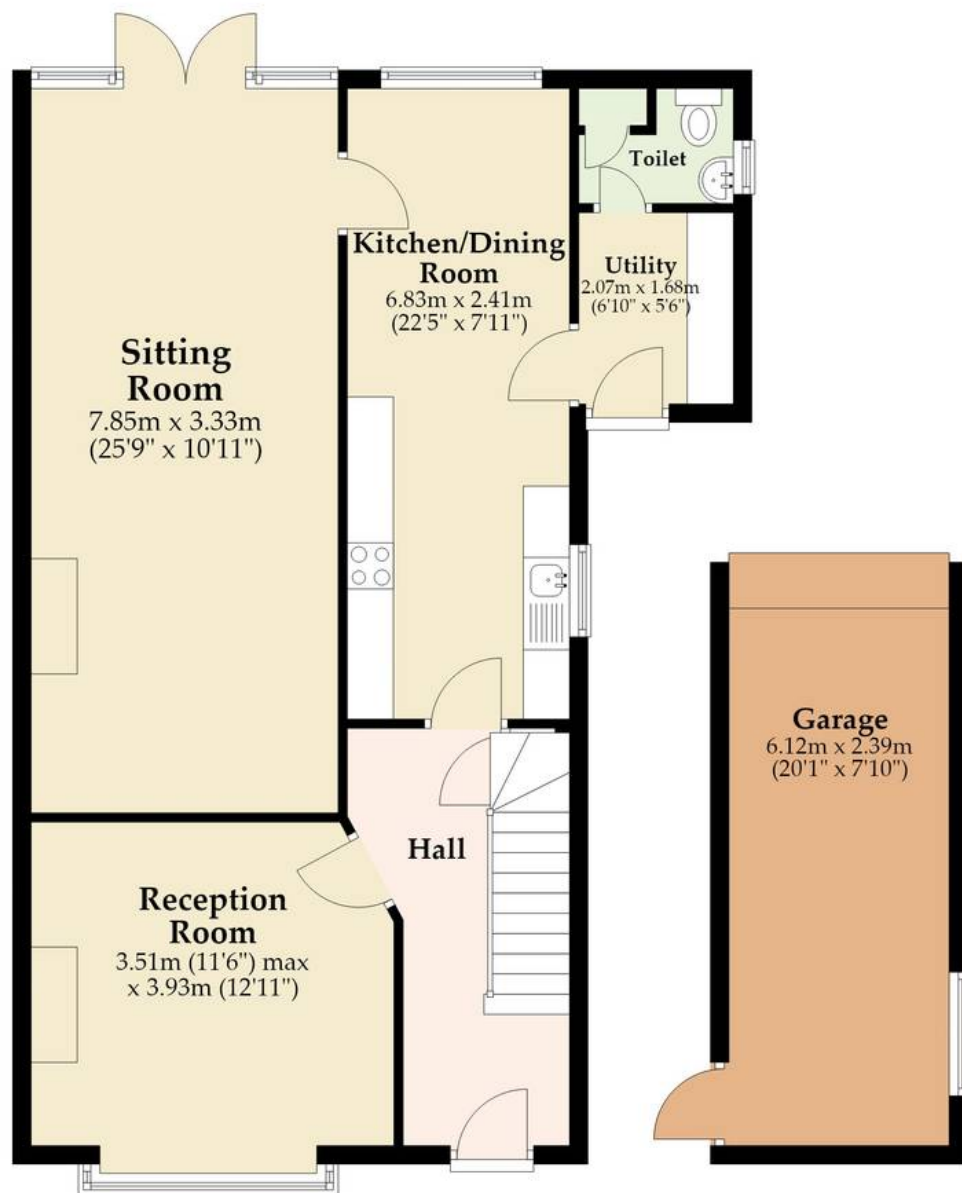
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



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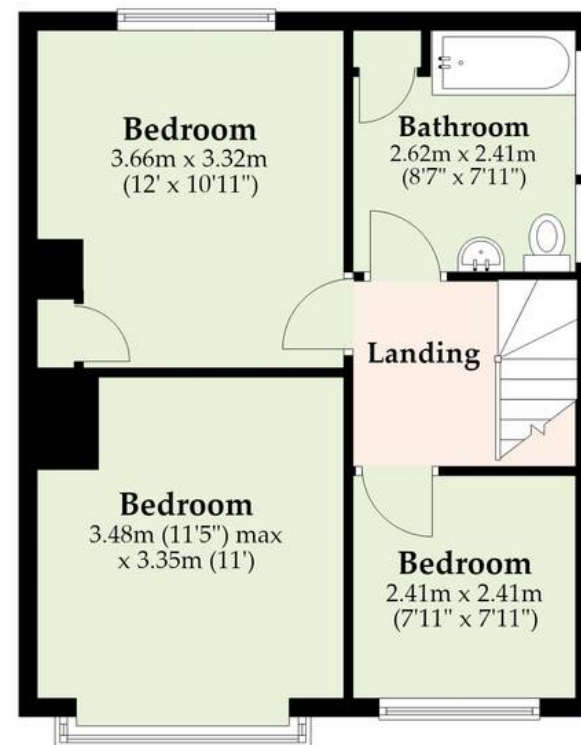
Ground Floor

Approx. 87.9 sq. metres (945.7 sq. feet)



First Floor

Approx. 42.7 sq. metres (459.3 sq. feet)



Total area: approx. 130.5 sq. metres (1405.0 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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Meet *Sarah*
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