



3 Blyth Road, Caister-On-Sea, Great Yarmouth, NR30 5TG

Price Guide £500,000



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# 3 Blyth Road

Caister-On-Sea, Great Yarmouth, NR30 5TG

- A Rare Opportunity
- Much Sought After Location
- Double Garage
- Open Plan Kitchen/Breakfast Room
- Oil Central Heating & Double Glazed Windows
- Detached Executive Residence
- Superbly Presented
- Three Reception Rooms & Conservatory
- Sun Trap Gardens
- Viewing Recommended

Price Guide £500,000-£525,000. Aldreds are pleased to offer this rare opportunity to acquire this very well presented detached executive residence in a much sought after cul de sac location. The current occupiers have spent many happy years at this superb family home which offers a spacious, flexible living space comprising of a central reception hall serving the lounge, separate sitting/dining room leading through to a large conservatory, kitchen/dining room with separate utility room, snug/study and ground floor cloakroom. On the first floor is a master bedroom with built in wardrobes, en-suite bathroom, three further good size bedrooms and shower room. This delightful home is fully complimented outside by a landscaped garden with areas of sun trap terrace providing all day sunshine. There is also a double garage and wide driveway for parking. The property also benefits from quality double glazed windows and oil central heating. View early to appreciate this lovely well maintained home.



## Reception Hall

Part double glazed diamond leaded pvc entrance door with frosted double glazed side screens, Karndean flooring, radiator, telephone point, stairs to first floor with under stairs cupboard, airing cupboard housing the insulated hot water cylinder, doors leading off to:

## Cloakroom

Low level wc, corner wash basin, tiled flooring, part tiled walls, frosted double glazed window to front aspect.

## Lounge 16'7" x 14'6" (5.08 x 4.44)

Well proportioned main reception room with feature marble fireplace with stainless steel pebbled electric fire, tv point, radiator, double glazed window to front aspect, two wall lights, fitted carpet.

## Sitting/Dining Room 11'4" x 11'4" (3.47 x 3.47)

currently used as a formal dining room with radiator, fitted carpet, double glazed French doors to:





### Conservatory 13'10" x 13'6" (4.22 x 4.13)

Quality conservatory of brick and double glazed construction with pitched glass roof over, ceiling light/fan, two radiators, fitted blinds, double glazed French doors to garden, tiled flooring, power points.

### Kitchen/Dining Room

#### Dining Area 14'0" x 9'3" (4.28 x 2.84)

Ample space for a table, Karndean flooring, radiator, double glazed window to side aspect, wall mount tv point, doors leading off to the utility and snug, open access to:

#### Kitchen Area 9'8" x 8'7" (2.95 x 2.63)

Extensively fitted with cream wall and matching base units with roll top work surfaces over, one and a half bowl cast sink with mixer tap, built in eye line double oven, four ring ceramic hob with incorporated extractor hood over, part tiled walls, integrated dishwasher, tiled flooring, double glazed window to rear aspect.

Directions



### Utility Room 8'0" x 6'9" (2.46 x 2.07)

Medium oak fronted wall and matching base units with roll top work surface over, inset sink with mixer tap, space and plumbing for a washing machine, tiled flooring, mainly tiled walls, part double glazed pvc rear entrance door.

### Snug/Study 12'6" x 8'0" (3.83 x 2.44)

Multi functional room leading off of the dining area, Karndean flooring, double glazed window to front aspect, radiator, tv point.

### First Floor Split Level Landing

Access to the insulated loft space, radiator, double glazed window to rear, fitted carpet, doors leading off to:

### Bedroom 1 16'6" x 13'6" minimum (5.03 x 4.14 minimum)

Including a range of quality fitted bedroom furniture with wardrobes, matching bedside cabinets, dresser unit and drawers, wall mount tv point, radiator, double glazed window to front aspect, fitted carpet, door to:

### En-Suite Bathroom

Corner jacuzzi bath with shower mixer tap, vanity unit with inset wash basin and storage, low level wc tiled walls, vinyl flooring, towel rail/radiator, frosted double glazed window to front aspect.

### Bedroom 2 11'4" x 11'4" (3.47 x 3.47)

Double glazed window to rear aspect, radiator, fitted carpet, tv point.

### Bedroom 3 11'4" x 9'8" (3.47 x 2.97)

Double glazed window to rear aspect, radiator, wall mount tv point, fitted carpet.

### Bedroom 4 12'8" x 6'1" (3.87 x 1.87)

Plus double glazed dormer recess to front aspect, radiator, tv point.

### Shower Room 8'0" x 6'9" (2.45 x 2.06)

Corner double size curved shower cubicle with mains fed shower fitting, pedestal wash basin, low level wc, tiled walls, vinyl flooring, spot lights with built in extraction, chrome towel rail/radiator, frosted double glazed window to rear aspect.

### Outside

The property sits on a generous corner plot with wrap around lawned garden to the front and side with planted borders, trees and low retaining brick wall

and pathway to the entrance. To the side is a double width driveway providing ample parking and access in to the brick and tiled pitched roof double garage 5.22m x 5.22m with electric up and over door, power and lighting, personal door in to the rear garden. The rear garden provides a morning to evening sun trap and has been landscaped to take advantage of the sunshine with a raised lawned garden area with suntrap terrace beyond. At the lower level is further terrace flanked by well stocked planted borders and a side storage area. The gardens are very private and fully compliment this lovely home.

### Tenure

Freehold

### Agents Note

In accordance with the Estate Agents Act 1979, prospective purchasers should be aware that the vendors of this property are a relation of an employee of Aldreds Estate Agents Ltd.

### Services

Mains water, electric and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'E'

### Location

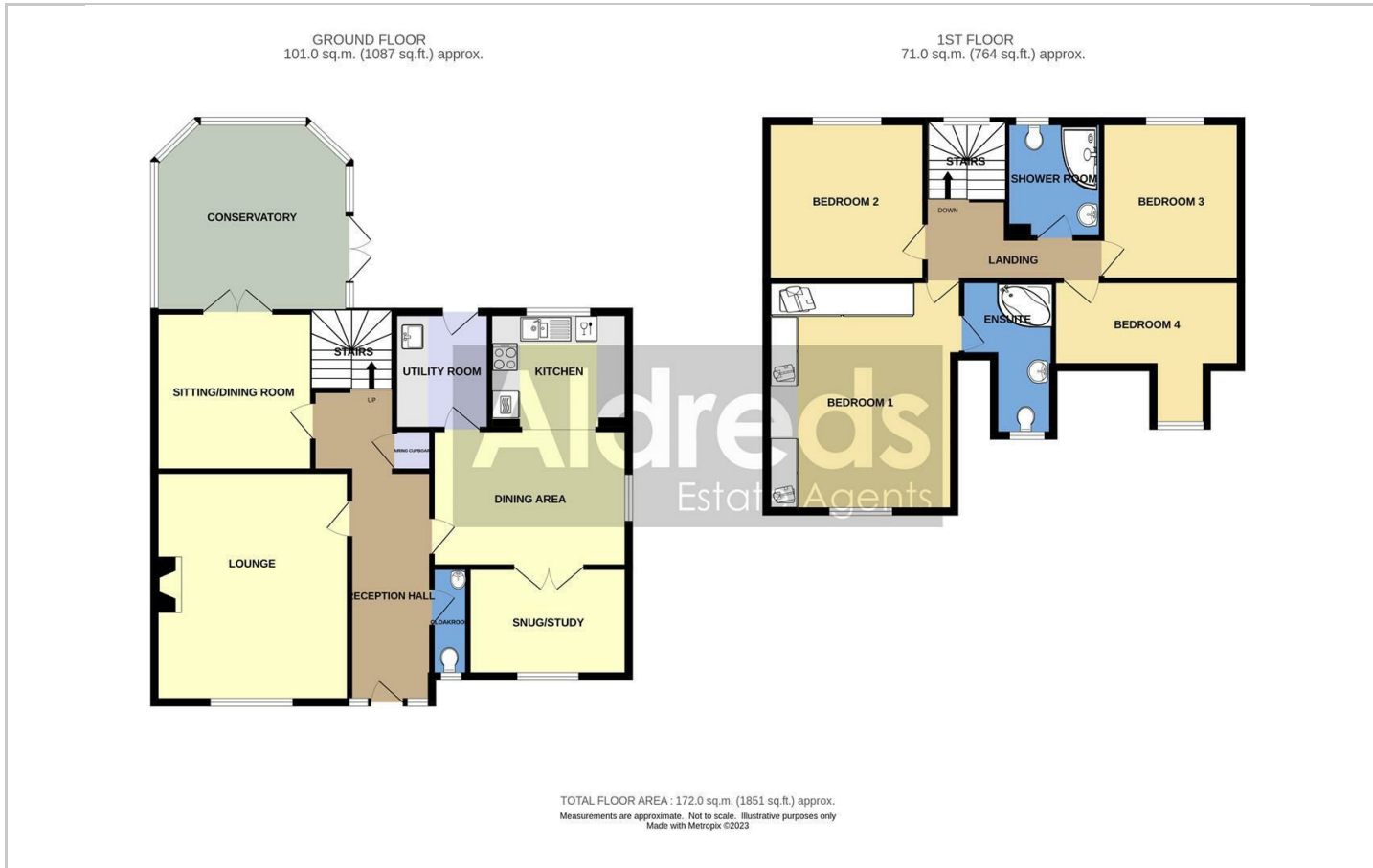
Caister-on-Sea is a popular coastal village approximately 3 miles north of Great Yarmouth \* There are a variety of local shops, pubs and restaurants \* Post Office \* First, Middle and High schools \* Golf Course \* Regular bus services to Great Yarmouth \* Caister also boasts Roman Ruins \* a sandy beach and its own Historic Castle.

### Directions

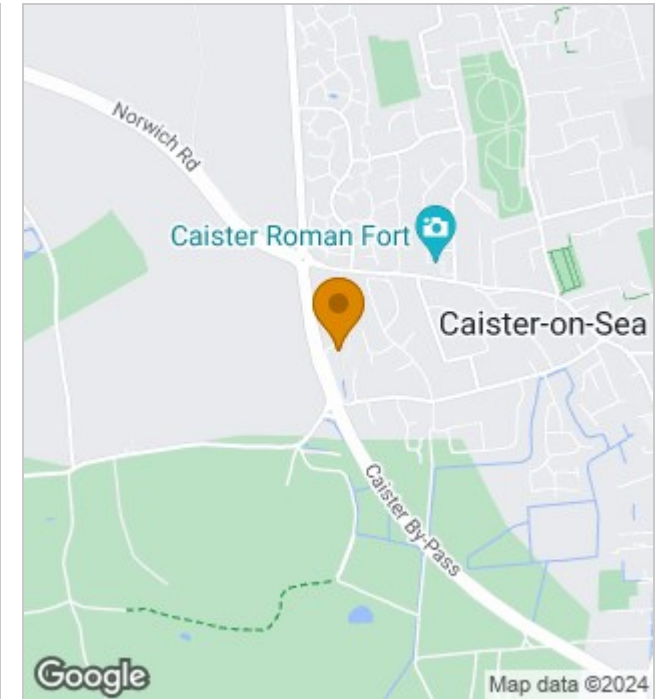
From the Yarmouth office head north along the A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout turn right into Yarmouth Road, continue over the mini roundabout into the High Street, at the next mini roundabout turn left, at the next mini roundabout with the Kings Arms Public House turn left into West Road, continue to the end of West Road, turn right into Blyth Road and follow the road down where the property can be found on the corner of Villarome.

Ref: Y11891/10/23/CF

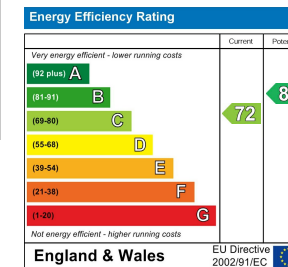
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

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