



5 Sandpiper Court, Winterton-On-Sea, Great Yarmouth, NR29 4BF

Offers In The Region Of £525,000





5 Sandpiper Court

Winterton-On-Sea, Great Yarmouth, NR29 4BF

- Highly Individual Modern Detached Bungalow
- Four Double Bedrooms
- Double Garage
- Spacious Kitchen/Breakfast Room
- Flexible Living Space
- Sought After Non Estate Location
- En-Suite Wet Room & Family Bathroom
- Lounge, Dining Room & Garden Room
- Well Presented Interior
- Viewing Strongly Recommended

Aldreds are pleased to offer this rare opportunity to acquire a highly individual and very well presented modern detached bungalow in a sought after location close to the centre of this popular coastal village. The property offers a flexible layout of accommodation that would suite either a family or for retirement purposes with accommodation comprising of a reception hall serving the lounge, dining room, garden room, spacious kitchen/breakfast room, utility room, master bedroom with en-suite wet room, three further double bedrooms and family bathroom. Outside there are generous, private established gardens and a double width driveway leading to a detached double garage with electric door. The property also benefits from double glazed windows and oil central heating. Viewing recommended.



Reception Hall

Frosted pvc double glazed entrance door with double glazed side screen, two built in storage cupboards, double width built in storage cupboard, radiator, telephone point, access to the boarded and insulated loft space, doors leading off to:

Lounge 15'6" x 15'4" (4.73 x 4.69)

Marble fireplace with mahogany fire surround and inset electric fire, radiator, two wall lights, tv point, arched access to:

Dining Room 12'4" x 10'0" (3.76 x 3.05)

Double aspect room with double glazed windows to side and rear aspects, radiator, door to:





**Kitchen/Breakfast Room 18'9" maximum x 18'4" maximum
(5.73 maximum x 5.59 maximum)**

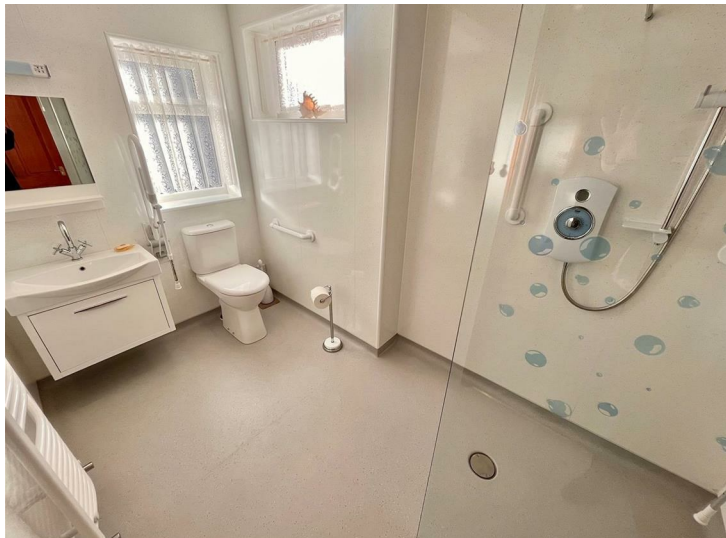
Extensively fitted modern wall and matching base units with roll top wood effect work surfaces over, built in electric double oven, four ring ceramic hob and stainless steel extractor hood over, single drainer one and a half bowl stainless steel sink unit with mixer taps, metro tiling to walls, corner breakfast bar storage, radiator, space and plumbing for a dishwasher, recessed spot lights, double glazed windows to front and side aspects, space for a table, door to:

Utility Room 6'7" x 6'1" (2.02 x 1.86)

Matching fitted wall and base unit with wood effect roll top work surface over and space and plumbing for a washing machine, part tiled walls, oil fired boiler, part double glazed pvc entrance door.

Garden Room 12'8" x 12'1" (3.87 x 3.69)

A superb room overlooking the garden of brick and double glazed construction with pitched thermal pvc clad roof over, double glazed French doors to rear and in to the lounge, tv point, radiator, colonial style light/fan.



Bedroom 1 16'0" x 12'11" (4.88 x 3.95)

Plus door recess, fitted bedroom furniture with wardrobes, bedside cabinets and drawers, double aspect double glazed windows to front, radiator, tv point, door to:

En-Suite Wet Room 10'6" x 6'3" (3.22 x 1.93)

Refurbished to a high standard with a waterproof floor membrane, floor drain and electric power shower to the screened walk in shower area, low level wc, wall hung vanity unit, aqua panelling to walls, towel rail/radiator, extractor fan, two frosted double glazed windows to front, concealed connection for a disabled assisted toilet facility.

Bedroom 2 12'0" x 10'4" (3.68 x 3.17)

Plus door recess, double glazed window to rear aspect, radiator.

Bedroom 3 12'8" x 8'11" (3.87 x 2.73)

Double glazed window to rear aspect, radiator.

Bedroom 4 10'4" x 8'11" (3.17 x 2.73)

Double glazed window to side aspect, radiator.

Family Bathroom

Suite comprising panelled bath, vanity unit with inset wash basin, low level wc with concealed cistern, towel rail/radiator, fully tiled walls, electric fan heater, frosted double glazed window to side aspect.

Outside

The property sits centrally in a generous plot which has been designed to be low maintenance to the front with areas of lawn and stone inlay borders with planting, paved pathways and patio the entrances. To the side is access from a driveway to the double garage with electric up and over door, power and lighting, personal door to rear and double width block pavior driveway for parking. A gated access leads in to the rear garden which is very private with a large area of paved patio beyond which the remainder of the garden is lawned with planted borders. on the eastern side of the bungalow is a timber pergola with climbing plants and additional side garden and shed. There is also outside lighting and tap and the boundaries are all enclosed.

Tenure

Freehold

Services

Mains water, electric and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'E'

Location

Winterton-on-Sea is a coastal village approximately 9 miles north of Great Yarmouth with a sandy beach * Sand dunes * Nature Reserve * There is a selection of shops * Post Office * First School * Middle and High Schools are situated in Martham approximately 3 miles away * School buses operate in the area * Eastern Counties Bus services link the coastal village with Great Yarmouth.

Directions

Leave Yarmouth heading north on the A149 Caister Road, continue through Caister, Scratby and Hemsby, continue into Winterton on the Hemsby Road continue as the road runs into Bulmer Lane and follow the road down to the bottom turning right in front of the church into Black Street and after a couple of hundred yards turn second left into Back Path. The bungalow can be found towards the bottom on the left hand side.

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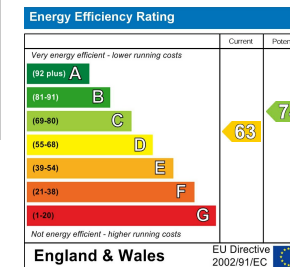
Floor Plans



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.

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