

Aldreds
Estate Agents



25 Prince Of Wales Road
Caister-On-Sea, Great Yarmouth, NR30 5UA

£425,000



25 Prince Of Wales Road

Aldreds are pleased to offer this tastefully presented and highly individual extended, detached residence offering a flexible layout with accommodation comprising of an entrance porch, cloakroom, dining/sitting room, snug, lounge, superb large bespoke kitchen/breakfast room leading on to the rear garden. First floor landing serving a master bedroom with luxury en-suite bathroom, Bedroom two with a dressing room area and a third bedroom which is also a very good sized double room, family shower room. Outside there is a private westerly facing rear garden with conservatory/summerhouse, single garage and driveway parking for 3 cars. The property also benefits from double glazed windows and gas central heating. An early viewing is recommended of this superb family home.

Entrance Porch

Part double glazed composite entrance door, tiled flooring, cloaks storage space, double glazed window to side aspect, radiator, loft hatch, doors leading off to:

Cloakroom

Low level wc with concealed cistern set in a brick feature, corner wash basin, tiled flooring, frosted double glazed window to front aspect, chrome towel rail/radiator.

Dining/Sitting Room

17'2" x 16'3" (5.24 x 4.97)

A delightful spacious room with a staircase running up the side to the first floor, attractive inglenook style red brick feature fireplace, solid wood flooring, ornate radiator, wall mount tv point, double glazed French doors with slatted blinds to rear aspect, recessed spot lights, open access to:

Snug

11'5" x 8'11" (3.48 x 2.74)

Solid wood flooring, radiator, double glazed window with fitted slatted blinds to side aspect, door to kitchen and open access to:

Lounge

14'6" x 13'6" (4.44 x 4.14)

Solid wood flooring, radiator, wall mount tv point, recessed spot lights, double glazed window with fitted roller blinds to front aspect.

Kitchen/Breakfast Room

23'4" x 12'4" (7.13 x 3.78)

A superb room with luxury bespoke solid wood base kitchen units with granite worktops over, feature island breakfast bar seating area with storage below, inset ceramic Butlers sink with mixer tap, wall mount tv point, integrated washing machine and dishwasher, space for a range cooker with extractor hood over, tiled flooring, vertical designer radiator, double glazed French doors to rear.

First Floor Landing

Built in airing cupboard, wooden flooring, access to the insulated loft space, double glazed window to front aspect, doors leading off to:

Bedroom 1

15'1" x 11'8" (4.62 x 3.56)

Plus a bank of built in wardrobe cupboards to one wall., radiator, wooden flooring, tv point, double glazed window with fitted blinds to front aspect, door to:

En-Suite Bathroom

8'5" x 6'1" (2.59 x 1.86)

Luxury bathroom with stand alone roll top bath, low level wc, wash basin, tiled flooring, brick effect walling, chrome towel rail/radiator, extractor fan, frosted double glazed window to side aspect.





Dressing Room/Study

10'7" x 8'9" (3.23 x 2.69)

With built in storage cupboard, radiator, fitted carpet, open access to:

Bedroom 2

14'6" x 12'2" (4.43 x 3.73)

Three Velux double glazed sky lights, tv point, radiator, fitted carpet.

Bedroom 3

17'2" x 11'0" (5.24 x 3.36)

Plus a bank of wardrobes to one wall, double aspect double glazed windows with fitted blinds, wall mount tv point, radiator, wooden flooring,

Family Shower Room

7'8" x 5'6" (2.34 x 1.68)

Villeroy & Boch suite comprising corner tiled shower cubicle with electric shower fitting, low level wc with concealed cistern,, wash basin, recessed spot lights, radiator, Velux double glazed sky light, tiled flooring.

Outside

To the front of the property is a small garden area with adjacent driveway providing off street parking for three cars and access to a brick and tiled single garage with up and over door, power and lighting. A gated access leads in to the rear garden which offers private aspects and is laid with a large sun trap terrace with outside lighting beyond which is a raised lawned garden and side borders. Attached to the end of the house is an external conservatory/summerhouse.

Tenure

Freehold

Services

Mains water, electric, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'D'

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 left hand onto the Caister Bypass, at the next roundabout turn right hand into Norwich Road, turn left into Prince of Wales Road, The property can be found on the left hand side just past the turning for Dover Court.

Ref: Y11999/03/24/CF



Floor Plan



Viewing

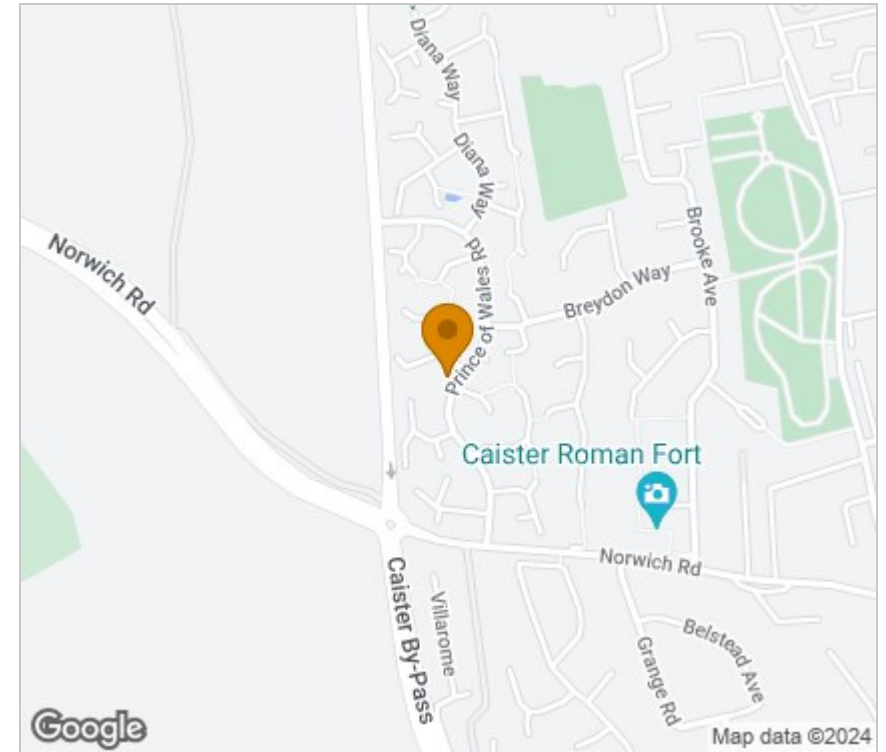
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

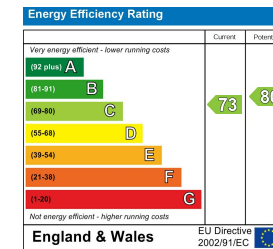
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Area Map



Energy Efficiency Graph



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