

**Aldreds**  
Estate Agents



43 Wright Close

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

£167,500



## 43 Wright Close

Aldreds are pleased to offer this attractively presented, modern mid terraced house on a popular development that would make an ideal first home or investment purchase. The property offers an entrance hall serving the lounge/dining room, fitted kitchen, first floor landing, two bedrooms and a modern shower room. Outside are low maintenance front and rear gardens and nearby allocated parking. The property also benefits from double glazed windows, gas central heating and is offered chain free.

### Entrance Hall

Frosted part double glazed upvc entrance door with glazed side panel, power points, telephone point, airing cupboard, doors leading off to:

### Kitchen

7'7" x 7'0" (2.31 x 2.13)

Double glazed window to front aspect, range of fitted wood effect kitchen units with wall and matching base units with roll top work surfaces over and metro tiled splash backs, stainless steel sink and drainer, plumbing for washing machine, power points, electric cooker point, wall mounted Ideal combination boiler.

### Lounge/Dining Room

17'7" x 12'11" (5.36 x 3.94)

Double glazed window to rear aspect, double glazed French doors to garden, stairs rising to landing, power points, tv point, radiator.

### First Floor Landing

Power point, doors leading off to:

### Bedroom 1

Double glazed window to rear aspect, power points, radiator.

### Bedroom 2

12'10" x 7'1" (3.91 x 2.16)

Double glazed window to front aspect, power points, radiator.

### Shower Room

Corner aqua panelled shower cubicle with electric shower fitting, pedestal wash basin, low level wc, chrome towel rail/radiator, tiled walls, access to the loft space, extractor fan.





### Outside

To the front of the property there is a lawned garden with shingle inlay and ornamental pond. To the rear of the property there is a garden laid with artificial grass with decking and paved patio areas. Panelled fencing to boundaries, timber shed, timber gate with access to rear. One allocated parking space en bloc.

### Tenure

Freehold

### Services

Mains water, electric, gas and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'B'

### 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 take the second exit, at the traffic lights turn right into Ormesby Road Road, turn right into Webster Way, turn left into Wright Close, where the property is then accessed on foot to the left hand side and the property can be found towards the end of the pathway on the right.

Ref: Y12026/03/24/CF



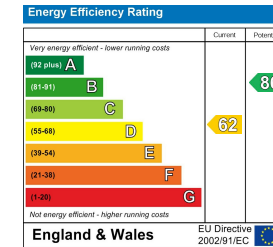
## Floor Plan



## Area Map



## Energy Efficiency 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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