



84 Caister Road  
Great Yarmouth NR30 4DP

£275,000



## 84 Caister Road

Aldreds are pleased to offer this deceptively spacious family house that was built as one of a pair of semi detached individual houses in a sought after location offering accommodation comprising of a central entrance hall, lounge, dining room, kitchen, conservatory, first floor landing serving three double bedrooms and a bathroom, second floor attic room/bedroom 4. Outside a long driveway provides ample parking and access to the integral single garage and established front and rear gardens. The property also benefits from double glazed windows, gas central heating and is offered chain free.

### Entrance Hall

Original part glazed wood panelled entrance door, radiator, stairs to first floor with under stairs cupboard, doors leading off to:

### Lounge

13'11" x 13'0" (4.26 x 3.97)

Plus double glazed bay window to front aspect, ornate fireplace with coal effect fitted gas fire, radiator, tv point.

### Dining Room

14'0" x 12'11" (4.29 x 3.95)

Including the chimney breast with ornate fireplace, radiator, window to rear, part glazed wood panelled door to:

### Conservatory

12'7" x 10'6" (3.84 x 3.21)

Brick and pvc double glazed construction with tinted polycarbonate roof over, tiled flooring, power and lighting, French doors to rear.

### Kitchen

11'9" x 8'4" (3.59 x 2.55)

Extensively fitted with a wood trim kitchen comprising wall and matching base units with work surface over, built in electric oven, four ring ceramic hob and extractor hood over, single drainer stainless steel sink unit, space and plumbing for a washing machine, part tiled walls, radiator, double glazed window to rear, part glazed wood panelled door to rear.

### First Floor Landing

Stairs to second floor, doors leading off to:

### Bedroom 1

13'11" x 13'0" (4.26 x 3.97)

Plus double glazed bay window to front aspect and including the chimney breast with tiled fireplace and adjacent mirror fronted wardrobe cupboards, radiator.

### Bedroom 2

13'11" x 13'0" (4.26 x 3.98)

Tiled fireplace, double glazed window to rear aspect, radiator.





### Bedroom 3

12'11" x 11'9" (3.94 x 3.60)

Including a wardrobe cupboard, double glazed window to front aspect, radiator.

### Bathroom

8'5" x 8'0" (2.58 x 2.46)

Tiled shower cubicle with mains fed shower fitting, low level wc, panelled Jacuzzi bath, vanity unit with inset wash basin, tiled walls, radiator, frosted double glazed window to rear.

### Walk In Airing Cupboard

5'5" x 3'3" (1.67 x 1.01)

Hot water cylinder and tank, double glazed window, storage space.

### Second Floor Landing

Eaves storage cupboards, door to:

### Attic Room/Bedroom 4

13'1" x 11'3" (4.0 x 3.43)

Double glazed dormer window to rear aspect.

### Outside

To the front of the property is an established garden laid to lawn with side borders and a driveway providing car parking and access to the integral single garage with up and over door, power and lighting. A gated side access leads to the rear garden which is laid with path/small patio area and flower beds. Outside WC and Workshop.

### Tenure

Freehold

### Services

Mains water, electric, gas and drainage

### Council Tax

Great Yarmouth Borough Council - Band 'D'

### Location

Great Yarmouth is the largest resort on the East Norfolk coast with its Historic Market Place and varied selection of shops. The town has a busy port and the rivers Yare and Bure give access to the Norfolk Broads. There are Museums \* Race Course \* Greyhound Stadium \* Schools for all ages \* District Hospital approximately 5 miles south. Bus and rail services connect with Norwich.

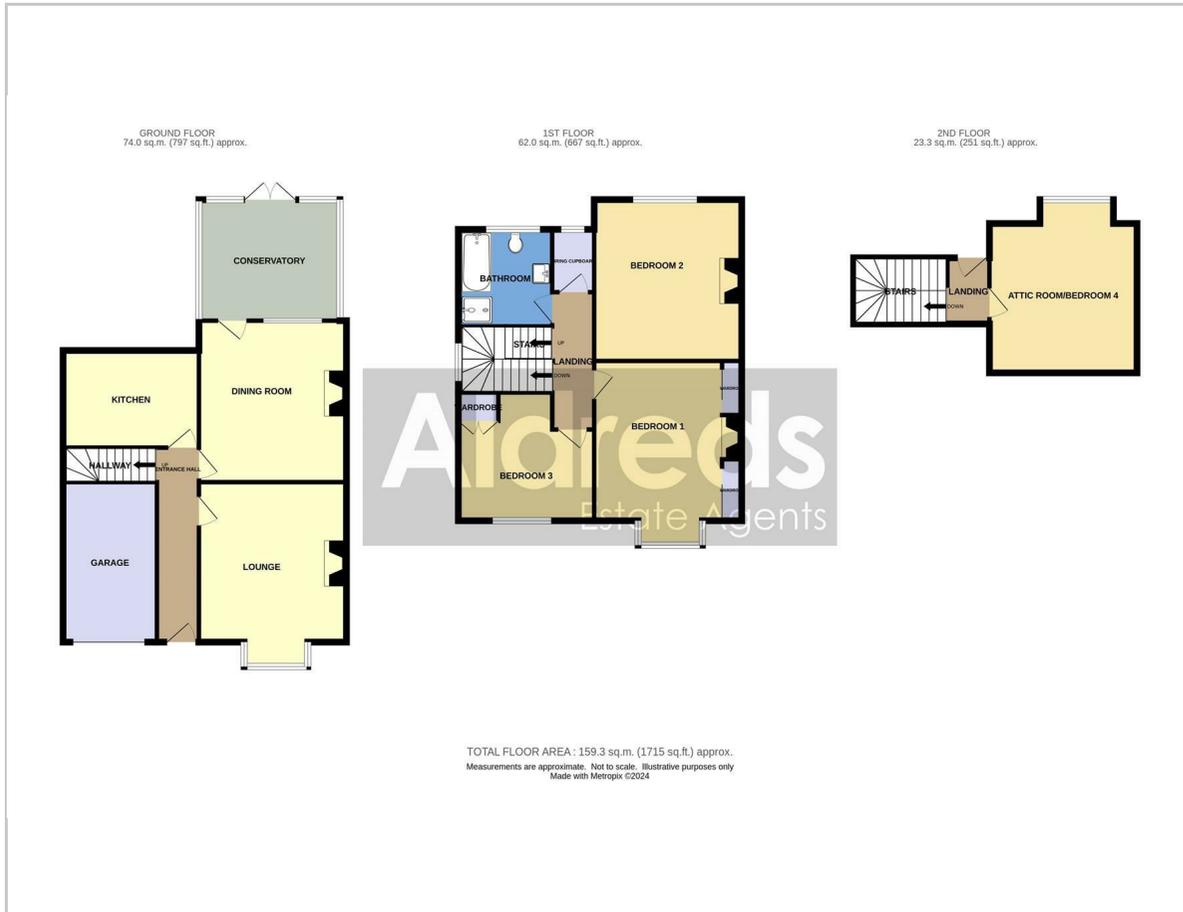
### Directions

From the Yarmouth office head north along North Quay, continue over the roundabout, continue into Lawn Avenue, continue over the traffic lights into Caister Road where the property can be found on the right hand side.

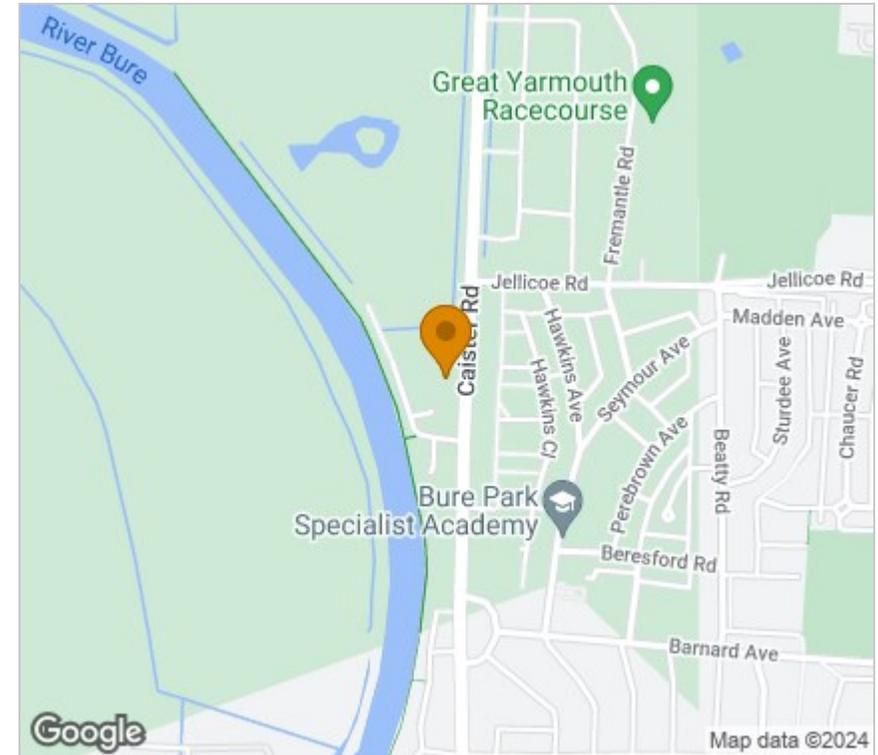
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## Floor Plan



## Area Map



## Viewing

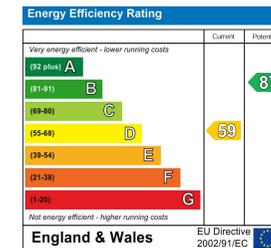
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



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