

**Aldreds**  
Estate Agents



23 Hillview Drive

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

£250,000



## 23 Hillview Drive

Aldreds are pleased to offer this detached bungalow in a popular, quiet cul de sac location. Although the property has been well maintained it would ideally benefit from some further refurbishment and offers accommodation comprising of an entrance hall, lounge, kitchen/dining room, three bedrooms and a bathroom. Outside there are front and rear gardens, driveway and garage. The property also benefits from double glazed windows, electric heating and is offered chain free.

### Entrance Hall

Part double glazed pvc entrance door, night storage heater, doors leading off to:

### Lounge

15'7" x 10'2" (4.77 x 3.12)

Including the stone finish open fireplace, double aspect double glazed windows, night storage heater, tv point, door to:

### Kitchen/Dining Room

20'2" x 9'5" narrowing to 7'5" (6.17 x 2.88 narrowing to 2.28 )

Fitted wall and base units with work surface over, single drainer stainless steel sink unit, electric cooker point, part tiled and wood panelled walls, airing cupboard housing the hot water cylinder, additional storage cupboard, double aspect, double glazed windows, part double glazed pvc door to side aspect, night storage heater.

### Bedroom 1

11'6" x 9'6" (3.51 x 2.91)

Double glazed window to rear.

### Bedroom 2

10'2" x 6'6"/20'6" (3.10 x 2/63)

Double glazed window to rear.

### Bedroom 3

8'2" x 7'1" (2.50 x 2.18)

Double glazed window to side aspect.

### Bathroom

White suite comprising panelled bath, low level wc, pedestal wash basin, frosted double glazed window to side aspect, electric heater, access to the loft space.





### Outside

To the front of the property there is a lawned garden with established side borders, adjacent concrete driveway leading to the attached single garage with up and over door, power and lighting. To the far side an access passage leads in to the rear garden which is lawned with established bushes/small trees and enclosed by timber panelled fencing.

### Tenure

Freehold

### Services

Mains water, electric and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'C'

### 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

From the Yarmouth office head north along the A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout turn left onto the Caister Bypass, continue over the next roundabout into Jack Chase Way, continue over the next roundabout into Scratby Road, continue into Yarmouth Road, continue into Kingsway, continue over the roundabout into Winterton Road, continue into Hemsby Road, turn right into The Craft, continue to the end, turn right into The Holway continue towards the end and turn left into Hillview drive. Follow the road around the right hand bend where the property can be found on the left hand side.

Ref: Y12064/04/24/CF



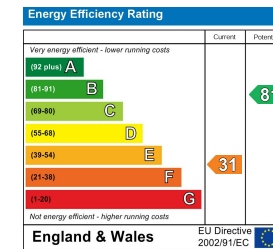
## Floor Plan



## 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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17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ  
Tel: 01493 844891 Email: [yarmouth@aldreds.co.uk](mailto:yarmouth@aldreds.co.uk) <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA