

Aldreds
Estate Agents



38 Diana Way

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

£265,000



38 Diana Way

Price Guide £265,000-£275,000 Aldreds are pleased to offer this superbly presented, linked detached house in a popular location overlooking a grassed area. The property has recently been improved and is finished to a very high standard with a flexible living space comprising of an entrance hall, cloakroom, lounge and kitchen/dining room with built in appliances. On the first floor a landing serves a master bedroom with replacement en-suite shower room, two further bedrooms and a modern family bathroom. Outside there is a larger than average rear garden, attached single garage and driveway parking. The property also benefits from double glazed windows, gas central heating and pleasant interior. Offered chain free and an early viewing is strongly recommended.

Entrance Hall

Part double glazed pvc entrance door, radiator, stairs to first floor, door leading off to:

Lounge

14'9" x 10'5" (4.5 x 3.18)

Double glazed window to front aspect, radiator, tv point, wood effect laminate flooring, door to:

Kitchen/Dining Room

13'5" x 11'6" (4.09 x 3.53)

Fitted with a quality grey gloss kitchen with wall and matching base units with wood effect work surfaces over, built in electric oven, four ring gas hob and stainless steel extractor hood, single drainer stainless steel sink unit with mixer tap, part metro tiled walls, space and plumbing for a washing machine and dishwasher, wood effect laminate flooring, wall mounted gas boiler, space for a fridge/freezer, under stairs cupboard, part double glazed rear entrance door.

First Floor Landing

Access to the loft space, doors leading off to:

Bedroom 1

11'6" x 8'9" (3.51 x 2.67)

Plus built in wardrobe cupboard, wood effect laminate flooring, radiator, double glazed window to front aspect, door to:

En-Suite Shower Room

White suite comprising tiled shower cubicle with mains fed shower fitting, pedestal wash basin, low level wc, wood effect flooring, radiator, extractor fan, frosted double glazed window to front aspect.

Bedroom 2

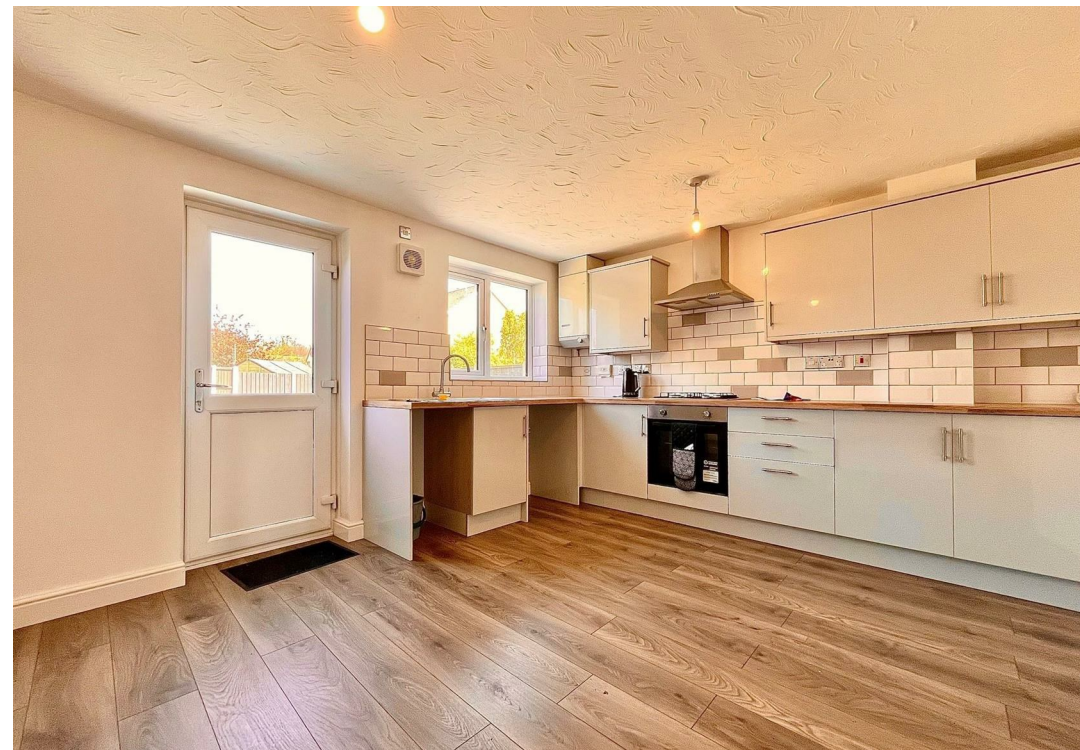
9'6" x 7'8" (2.9 x 2.34)

Plus built in double wardrobe cupboard,, wood effect flooring, radiator, double glazed window to rear aspect.

Bedroom 3

8'7" x 5'6" (2.64 x 1.68)

Radiator, wood effect flooring, double glazed window to rear aspect.





Family Bathroom

White suite comprising panel bath, pedestal wash basin, low level wc, wood effect flooring, part tiled walls, radiator, frosted double glazed window to side aspect, extractor fan.

Outside

The property is situated at the top of the development and accessed via a shared driveway serving three properties. To the front is a garden laid with artificial grass with adjacent driveway providing car parking and access to the attached brick and tiled single garage with up and over door, power and lighting, personal door to the garden. A gated access also leads in to the rear of the property where the garden is fully enclosed laid with a large paved terrace with lawn beyond.

Tenure

Freehold

Services

Mains water, electric, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'C'

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 onto the Caister Bypass, continue over the next roundabout into Jack Chase Way, turn right into Prince of Wales Road, take the first left into Diana Way, continue to the top of Diana Way and the access driveway can be found at the top of the road adjacent to the grassed area.

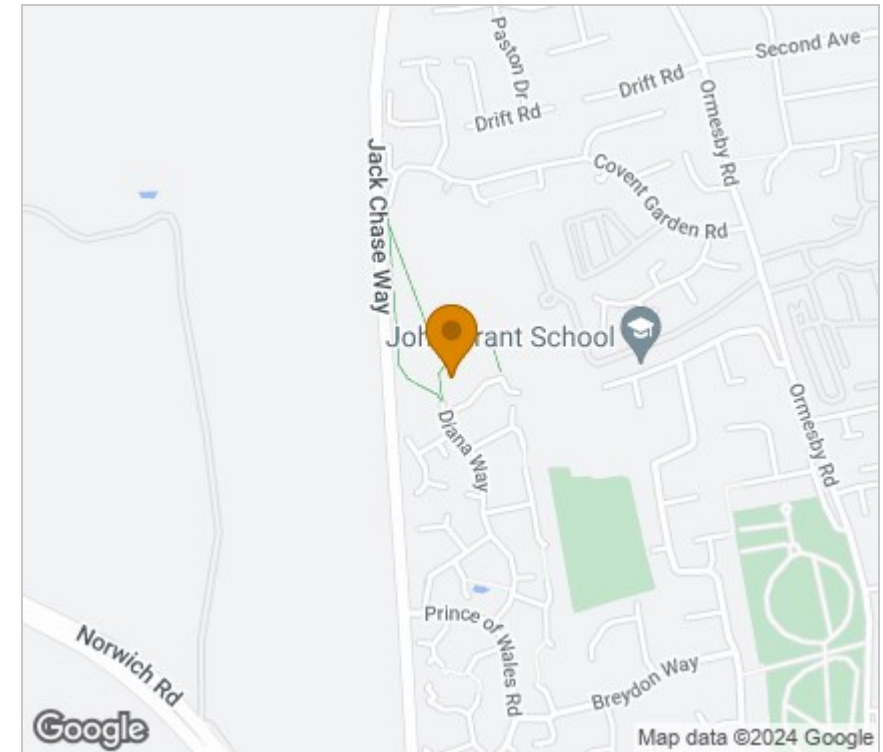
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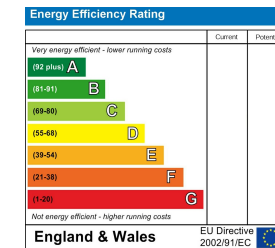
Floor Plan



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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