



77 Covent Garden Road

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

£360,000





## 77 Covent Garden Road

Aldreds are pleased to offer this well appointed, extended detached bungalow on a generous plot with a private south/west facing rear aspect. This delightful bungalow offers immaculate presentation throughout and due to the expanse of accommodation would suit either a growing family or make a superb retirement property. The accommodation on offer comprises of an entrance porch, reception hall, cloakroom, spacious living room, quality kitchen/dining room, four double size bedrooms and family bathroom. Outside there is a double size driveway providing ample parking for cars and a caravan leading beyond to the larger than average brick and tiled garage. There are landscaped gardens to the front and rear with the rear being extremely private with a summerhouse. The property also offers economical electric heating, a wood burner / multi-fuel stove in the living room, double glazed windows and an air circulatory system. A viewing is strongly recommended to appreciate the size and quality this bungalow offers. The property is offered CHAIN FREE.

### Entrance Porch

Part double glazed pvc entrance door, part double glazed pvc internal door to:

### Reception Hall

Ducasa electric thermostatically controlled radiator, air circulatory vent, fitted carpet, built in airing cupboard housing the insulated hot water cylinder, doors leading off to:

### Cloakroom

Quality suite comprising low level wc, modern grey finish vanity unit with inset wash basin, frosted double glazed window to front aspect.

### Living Room

20'6" x 13'5" reducing to 10'0" (6.27 x 4.09 reducing to 3.05)

Spacious main living room with triple aspect double glazed windows, wall mount tv point, Ducasa electric thermostatically controlled radiator, attractive corner wood burner / multi-fuel stove set on a raised hearth, fitted carpet.

### Kitchen/Dining Room

#### Kitchen Area

13'4" x 7'9" (4.08 x 2.37)

Extensively fitted with a quality light grey contrast kitchen with shaker style wall and matching base units with marble effect work surfaces, matching upstands and breakfast bar divider over, single drainer one and a half bowl white cast sink with mixer taps, space and plumbing for a washing machine and dishwasher, space for an electric range cooker with double size extractor hood over, tiled flooring, double glazed window to side aspect, open access to:

### Dining Area

13'11" x 12'2" (4.25 x 3.73)

extension to the rear to provide an ideal dining space with double glazed windows and door to the rear garden, wall mount tv point, attractive vinyl plank flooring, Ducasa electric thermostatically controlled radiator.

### Bedroom 1

11'10" x 11'9" (3.62 x 3.60)

Including a bank of fitted wardrobes to one wall, wall mount tv point, Ducasa electric thermostatically controlled radiator, double glazed window to rear aspect, fitted carpet.

### Bedroom 2

11'10" x 9'2" (3.62 x 2.81)

Ducasa electric thermostatically controlled radiator, double glazed window to rear aspect, recess with quality built-in wardrobe cupboard with mirrored sliding doors.







### Bedroom 3

11'11" maximum x 8'9" (3.65 maximum x 2.69 )

Engineered Oak flooring, double glazed window to side aspect, Ducasa electric thermostatically controlled radiator, access to the part boarded loft space with pull down ladder and light.

### Bedroom 4

11'10" x 7'2" (3.61m x 2.18m)

Double glazed window to rear aspect, Creda electric panel heater, fitted carpet.

### Family Bathroom

Quality white suite with panelled bath with electric shower over and sparkle finish aqua panelled area, low level wc, modern grey finish vanity unit with inset wash basin, electric fan heater, vinyl flooring, frosted double glazed window to front aspect.

### Outside

The property is tucked away in the corner of a quiet cul de sac with a large double width driveway providing car parking for several vehicles/caravan and access beyond to the brick and tiled garage 6.10m x 3.66m with up and over door, power and lighting, personal door to the side. The remainder of the garden to the front is lawned with low retaining brick wall and flower beds bordering. A gated access leads in to the rear garden which sweeps across the rear of the bungalow offering a sun trap south/west facing garden which is fully private, laid with areas of paved patio, decking and a summerhouse, lawned garden and corner stone chipped area with an established monkey puzzle tree. On the far side of the bungalow is an additional side storage garden.

### Tenure

Freehold

### Services

Mains water, electric 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.

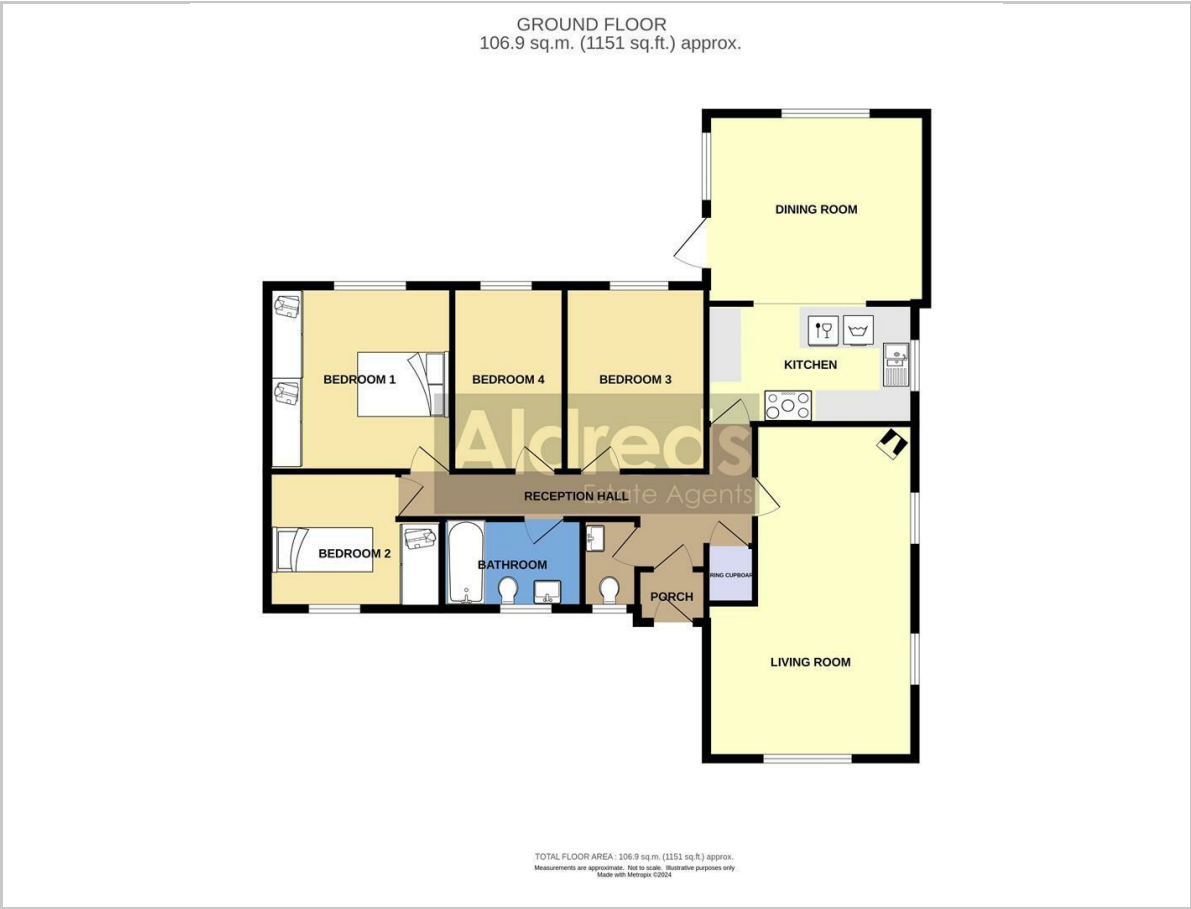
### Directions

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 roundabout turn left, at the next roundabout turn right, at the traffic lights turn right into Ormesby Road, turn left into Covent Garden Road, continue towards the end where the signposted turn in to the cul de sac can be found on the left hand side.

Ref: Y12129/06/24/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.

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Area Map



Energy Efficiency Graph

