



18 Beresford Road

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

Offers Over £220,000



18 Beresford Road

Aldreds are pleased to offer this deceptively spacious, mature semi detached bungalow on a generous plot with a private west facing rear garden and a short walk from the village centre making it an ideal retirement property. The property offers a central entrance hall that provides access to the lounge, dining room, kitchen, conservatory, two double bedrooms and recently refurbished wet room. Outside there is a long driveway for car parking with a non standard garage and delightful established gardens. The property also benefits from double glazed windows, gas central heating and is offered chain free. Viewing recommended.

Entrance Hall

Part double glazed pvc entrance door, access to loft space, doors leading off to:

Lounge

15'10" x 12'0" (4.84 x 3.67)

Plus double glazed bay window to front aspect and double glazed window to side, chimney breast with fitted gas fire, two wall lights, radiator, tv point.

Dining Room

10'0" x 9'4" (3.06 x 2.87)

radiator, access to kitchen and double doors to:

Conservatory

14'8" x 7'8" (4.49 x 2.35)

Brick and pvc double glazed construction with poly carbonate roof over, two wall lights, power points, radiator, part double glazed door to rear.

Kitchen

10'0" x 9'10" (3.06 x 3.01)

Extensively fitted with oak fronted wall and matching base units with work surface over, part tiled walls, gas cooker, single drainer one and a half bowl stainless steel sink unit, wood effect vinyl flooring, space and plumbing for a washing machine, telephone point, integrated fridge/freezer, double glazed window to side and frosted double glazed door to side, door to:

Inner Lobby

Shallow storage cupboard, recess housing the gas combination boiler, door to:

Wet Room

6'8" x 5'3" (2.04 x 1.61)

Recently refurbished with a fully tiled wet room with waterproof floor membrane and mains fed shower, pedestal wash basin, low level wc, extractor fan, chrome towel rail/radiator, frosted double glazed window to rear aspect.





Bedroom 1

12'11" x 12'0" (3.95 x 3.67)

Including wardrobe cupboard, corner fireplace, radiator, tv aerial lead, double glazed window to front aspect.

Bedroom 2

12'11" x 10'0" (3.95 x 3.06)

Including wardrobe cupboard, corner fireplace, radiator, double glazed window to rear aspect.

Outside

The property sits on a very generous plot with a lawned front garden with established planting and bushes bordering. Adjacent to the bungalow is a long block pavior driveway providing parking for several cars with a timber fenced screen and gate leading beyond in to the rear garden. The rear garden has an additional block pavior drive/patio which extends to the partly concealed non standard constructed garage. The remainder of the garden is laid with decking, patio, extensive lawned area and is well screened by established bushes, small trees and conifers.

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.

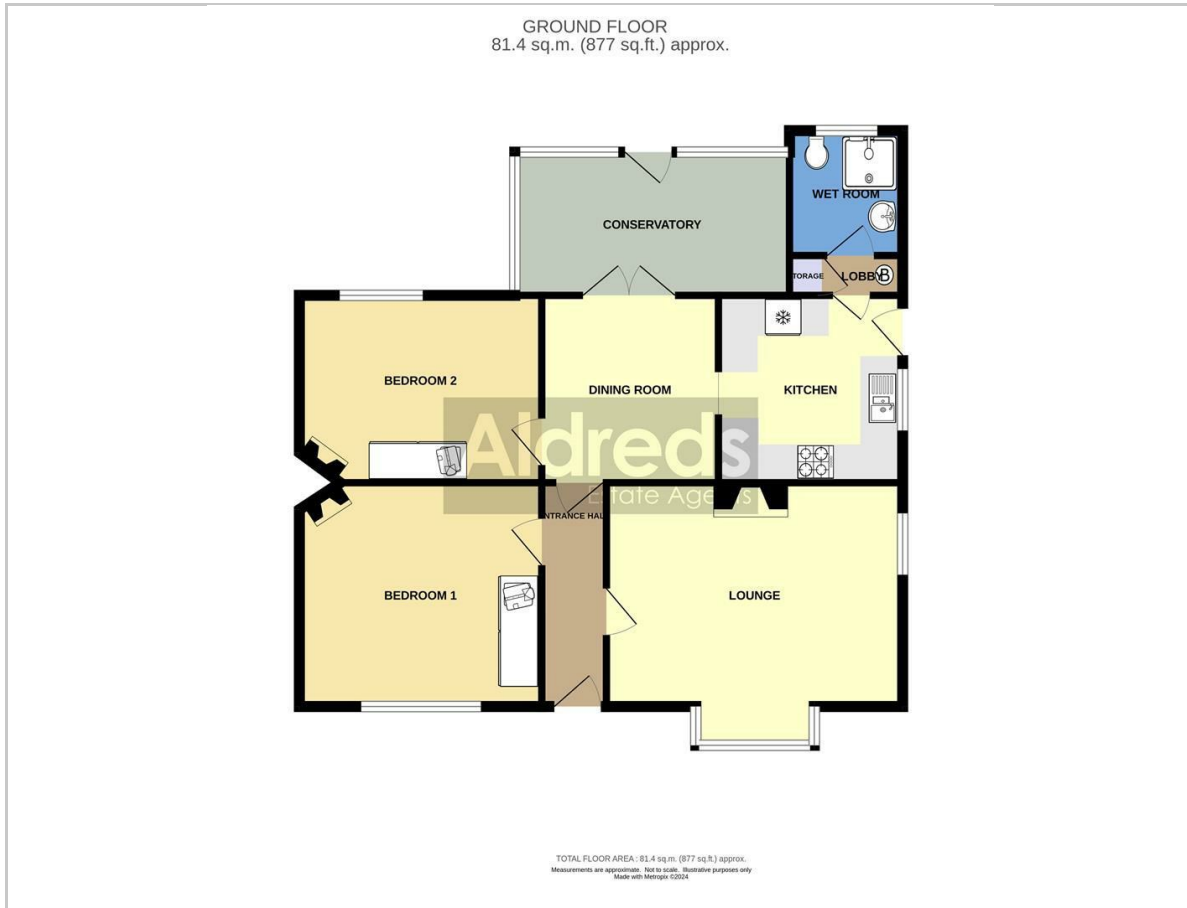
Directions

From the Yarmouth office head north along the A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout turn right into Yarmouth Road, at the mini roundabout and turn right in to Tan Lane and after a couple of hundred yards turn right in to Beresford Road.

Ref: Y12141/06/24/CF



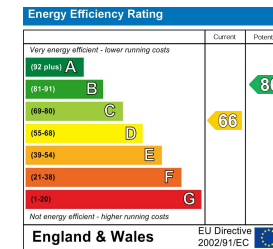
Floor Plan



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.

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