

**Aldreds**  
Estate Agents



Rose Cottage Front Road, West Caister, Great Yarmouth, NR30 5SU

Offers Over £600,000



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Offers Over £600,000

# Rose Cottage Front Road

West Caister, Great Yarmouth, NR30 5SU

- Offered CHAIN FREE
- Stunning Location In The Heart Of The Countryside
- Four/Five Bedrooms
- Flexible Living Space
- Lounge & Dining Room
- Quaint Character Cottage
- Full Of Charm And Features
- Bathroom & Shower Room
- Garage And Ample Parking
- Worthy Of An Early Viewing

Aldreds are pleased to offer Rose Cottage a quaint, very well maintained cottage tucked away in a quiet idyllic setting surrounded by farm land offering a flexible blend of living accommodation and a generous garden for entertaining and relaxation. The property comprises of an entrance porch leading to the reception hall with the living room and dining room peeling off either side and beyond to the snug, breakfast room, cottage style kitchen, rear lobby and ground floor shower room. On the first floor a split level landing serves a second living room that could also be used as a master bedroom allowing for four further bedrooms if required along with a family bathroom making it an ideal family living space. Outside there is a private westerly facing courtyard and across the lane can be found a sweeping driveway with ample parking and access to a garage with electric door, Beyond is the very established and private garden surrounded by farmland with a covered barbecue area. The property also benefits from double glazed windows and oil central heating. An early viewing is strongly recommended for those seeking a quiet life in the countryside.



## Entrance Porch

Composite part double glazed stable door, brick flooring, double glazed windows, circular window through to living room and wooden double glazed door through to:

## Reception Hall 12'10" x 9'7" (3.93 x 2.93)

Part tiled flooring, part stripped wood and varnished flooring, radiator, built-in cupboard, doors leading off to:

## Dining Room 19'6" x 7'8" (5.96 x 2.34)

Stripped and varnished wood flooring, radiator, two double glazed windows, wooden beams to ceiling.

## Ground Floor Living Room 12'7" x 12'7" (3.86 x 3.85)

Including the brick fire surround with tiled hearth, stripped and varnished wooden flooring, radiator, two double glazed windows, wooden beams, LED spotlights, and opening through to







### Snug 10'7" x 7'3" (3.24 x 2.21)

Continuation of the stripped and varnished wood flooring, radiator, wooden beams, spotlights, double glazed patio doors to courtyard and double doors through to breakfast room. Complete size of lounge and snug is 6.28 m x 3.24 m.

### Breakfast Room 11'0" x 7'1" (3.37 x 2.17)

Plus built-in cupboard, tiled flooring, radiator, wooden beams, spotlights, wooden door to lobby leading to the first floor and opening through to:

### Kitchen 11'8" x 8'1" (3.56 x 2.48)

Cottage style kitchen with oak fronted wall and matching base units with granite work surfaces over, continuation of the tiled flooring, radiator, tiled splashbacks, built-in double oven, LPG hob with brick splashback and pull-out cooker extractor, sunken butler sink with a granite drainer, mixer tap, double glazed windows, skylight, space for fridge/freezer, opening through to

### Rear Lobby

Tiled flooring, wooden stable door through to courtyard, door to:





### Shower Room 7'8" x 7'2" (2.35 x 2.20)

Including the built-in cupboard with plumbing for washing machine, tiled flooring, shower cubicle with wall mounted shower, hand wash basin with mixer tap, low level w.c., radiator, heated towel rail, tiled walls, wall mounted mirror, extractor fan, access to a small loft and frosted double glazed windows.

### First Floor Split Level landing

Double glazed window, four further staircases and doors off to:

### Living Room/Bedroom 18'8" x 14'7" (5.69 x 4.47)

With stripped and varnished wood floors, radiators, wall lighting, two double glazed windows, skylight, feature wooden beams (This could be used as a main bedroom if required).

### Bedroom 1 14'0" x 12'9" (4.27 x 3.91)

Fitted carpet, radiator, two double glazed windows, built-in cupboard, original cast iron fireplace with an exposed brick surround.

### Bedroom 2 19'7" x 7'9" (5.99 x 2.37)

Stripped varnished wood flooring, radiator, two double glazed windows to front aspect.

### Bedroom 3 10'4" maximum x 10'3" maximum (3.15 maximum x 3.13 maximum)

(currently used as an office) fitted carpet, radiator, double glazed window to side aspect, Velux double glazed skylight window.

### Bedroom 4 11'5" x 10'0" (3.50 x 3.05)

Fitted carpet, radiator, double glazed window to side aspect.

### Family Bathroom 9'5" x 6'11" (2.88 x 2.13)

Suite with panelled bath with mixer tap, low level w.c. with concealed cistern, hand wash basin with mixer tap set in worktop, space with alcoves for storage, wooden beams, spotlight, wood style flooring, frosted double glazed window to front aspect, extractor fan, heated towel rail.

### Outside

At the rear of the property there is a walled courtyard garden with pebbled seating area, outside tap and lighting. Across the lane from the property is an extensive driveway providing ample parking and access to the garage with

electric door and power connected, work shop and gate giving access through to the garden. Immediately in to the rear garden is a covered entertaining space ideal for barbeques which opens out on to the main garden which is of a very large size, secluded, mainly lawned and lined by established trees and hedging and surrounded by fields.

### Agents Note

The property offers potential for an annex or holiday cottage where the garage and store room could be converted subject to planning.

### Tenure

Freehold - It should be noted that the first floor living room and two bedrooms form a flying freehold over the neighbouring properties garage.

### Services

Mains water and electric. Drainage is self contained.

### Council Tax

Great Yarmouth Borough Council - Band 'D'

### Location

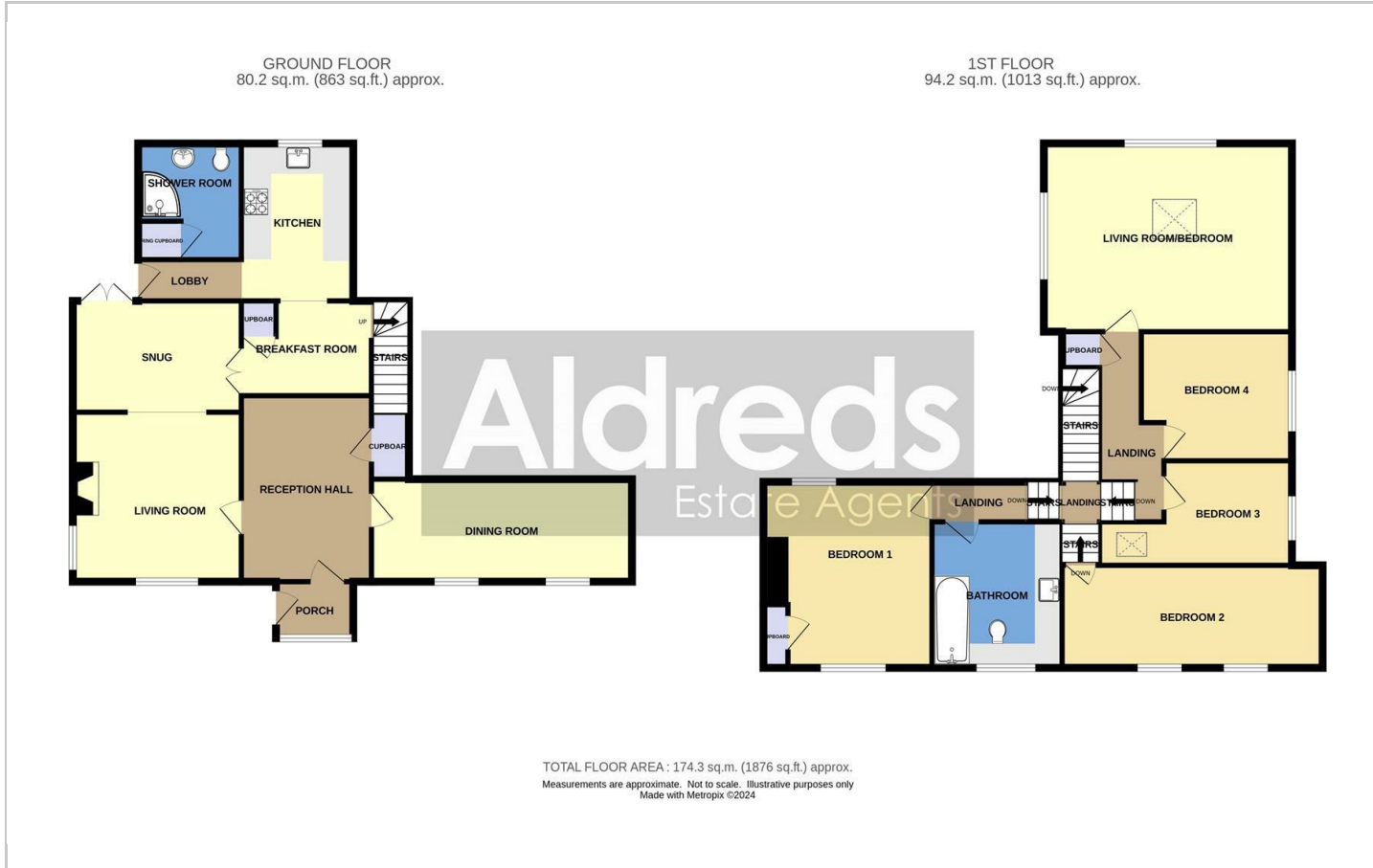
West Caister is a small rural village located approximately half a mile from Caister-on-Sea. Caister-on-Sea is a popular coastal village approximately 3 miles north of Great Yarmouth \* There are a variety of local shops \* Post Office \* First, Middle and High schools \* Golf Course \* Regular bus services to Great Yarmouth \* Caister also boasts Roman Ruins \* a sandy beach and its own Historic Castle.

### Directions

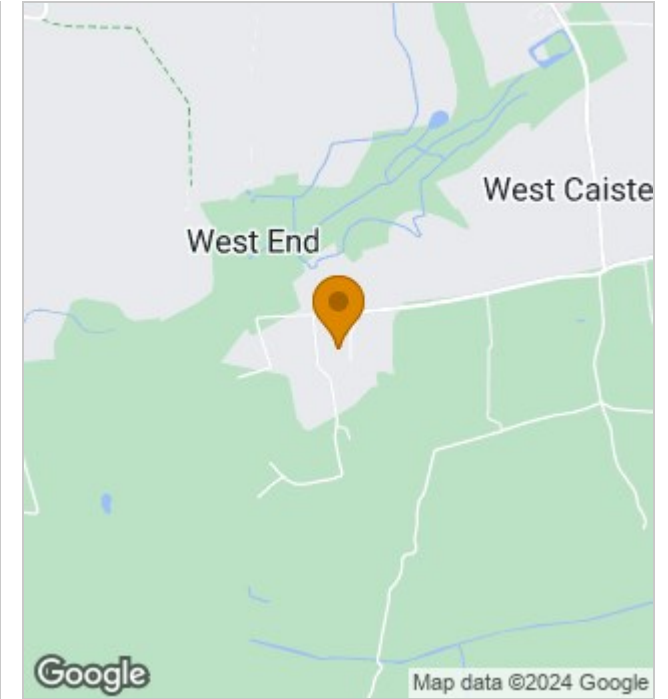
From Yarmouth proceed North along the A149 Caister Road, past the Yarmouth Stadium, at the roundabout take the left hand exit onto the Caister Bypass, just by the footbridge over the road turn left into West Caister, follow the road for approximately one third of a mile to the top of the hill and at the crossroads continue straight ahead. The entrance to front road can be found on the left after a third of a mile.

Ref: Y12148/07/24/CF

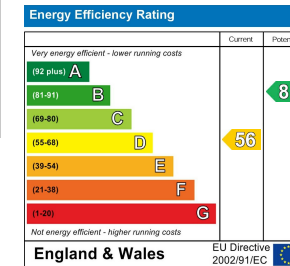
## Floor Plans



## Location Map



## Energy Performance 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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