

Aldreds
Estate Agents



25 Prince Of Wales Road, Caister-On-Sea, Great Yarmouth,
NR30 5JL
£429,995



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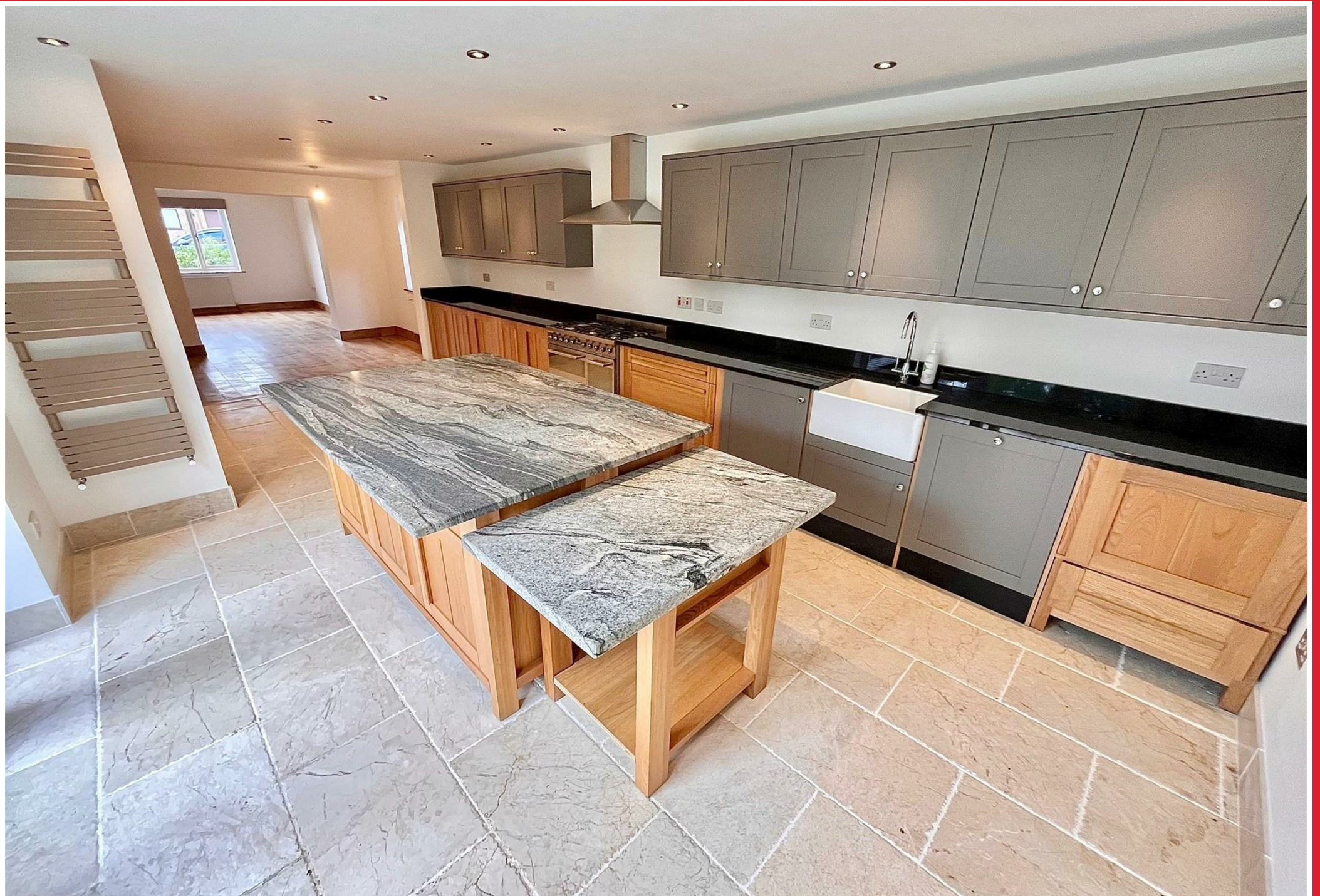
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£429,995

25 Prince Of Wales Road

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

- Highly Individual Detached Residence
- Flexible Accommodation Of Approaching 2000 Square Feet
- Superb Bespoke Kitchen/Dining/Day Room
- Two Further Good Size Bedrooms
- Gas Central Heating
- *PART EXCHANGE CONSIDERED*
- 2 Main Reception Rooms
- Two Bedrooms With En-Suites And One A Dressing Room
- Double Glazed Windows
- Re-Furbished Interior - View To Appreciate

Aldreds are pleased to offer this superbly presented and highly individual extended, detached residence. This stunning house offers a modern flexible living space of approaching 2000 square feet which would make an ideal family home comprising of an entrance porch, cloakroom, entrance hallway, dining/sitting room, lounge, superb large bespoke kitchen/dining/day room leading on to the rear garden. First floor landing serving a master bedroom with en-suite shower room and dressing room area, a further double guest bedroom with luxury en-suite bathroom and two further good sized bedrooms, family shower room. Outside there is a private westerly facing rear garden with conservatory/garden room, single garage and driveway parking for 3 cars. The property also benefits from double glazed windows, gas central heating, re-decoration throughout and some new carpets. An early viewing is recommended to appreciate the size and flexibility this home offers.



Entrance Porch

Part double glazed composite entrance door, tiled flooring, cloaks storage space, double glazed window to side aspect, radiator, loft hatch, doors leading off to:

Cloakroom

Low level wc with concealed cistern set in a brick feature, corner wash basin, tiled flooring, frosted double glazed window to front aspect, chrome towel rail/radiator.

Entrance Hallway 16'4" x 6'2" (4.98 x 1.89)

Stairs to first floor with open under stairs recess, solid wood flooring, recessed spot lights, door in to:

Dining/Sitting Room 15'6" x 10'7" (4.73 x 3.23)

Solid wood flooring, ornate radiator, tv point, double glazed French doors to rear garden, recessed spot lights.





Kitchen/Dining/Day Room 32'9" x 12'3" maximum (10.0 x 3.74 maximum)

A superb room with luxury bespoke solid wood base kitchen units with granite worktops over, range of new grey wall units, feature island breakfast bar seating area with storage below, inset ceramic Butlers sink with mixer tap, wall mount tv point, integrated washing machine and dishwasher, range cooker with extractor hood over, tiled flooring, vertical designer radiator, double glazed French doors to rear, double glazed window to side aspect, space for a dining table, open access to:

Lounge 14'6" x 13'6" (4.44 x 4.14)

Solid wood flooring, radiator, wall mount tv point, recessed spot lights, double glazed window to front aspect.

First Floor Landing

Built in airing cupboard, wooden flooring, access to the insulated loft space, double glazed window to front aspect, doors leading off to:



Bedroom 1 14'6" x 12'2" (4.43 x 3.73)

Three Velux double glazed sky lights, tv point, radiator, fitted carpet, open access to:

Dressing Room Area 10'6" x 8'10" narrowing to 2'11" (3.21 x 2.70 narrowing to 0.90m)

Space for a dressing table/wardrobe, new fitted carpet, radiator, door to:

En-Suite Shower Room 6'0" x 5'11" (1.83 x 1.81)

With new tiled shower cubicle with mains fed shower fitting, low level wc, pedestal wash basin, extractor fan.

Bedroom 2 15'1" x 13'6" (4.62 x 4.14)

Radiator, solid wood flooring, tv point, double glazed window to front aspect, door to:

En-Suite Bathroom 8'5" x 6'1" (2.59 x 1.86)

Luxury bathroom with stand alone roll top bath, low level wc, wash basin, tiled flooring, brick effect walling, chrome towel rail/radiator, extractor fan, frosted double glazed window to side aspect.

Bedroom 3 13'0" x 9'3" (3.98 x 2.84)

Double glazed window to rear aspect, tv point, radiator, solid wood flooring,

Bedroom 4 10'2" x 7'6" (3.10 x 2.30)

Including a built in over stairs cupboard, radiator, solid wood flooring, double glazed window to front aspect.

Family Shower Room 7'8" x 5'6" (2.34 x 1.68)

Villeroy & Boch suite comprising corner tiled shower cubicle with electric shower fitting, low level wc with concealed cistern,, wash basin, recessed spot lights, radiator, Velux double glazed sky light, tiled flooring.

Outside

To the front of the property is a small garden area with adjacent tar and shingle driveway providing off street parking for three cars and access to a brick and tiled single garage with up and over door, power and lighting. A gated access leads in to the rear garden which offers private aspects and is laid with a large sun trap terrace with outside lighting, beyond which is a raised lawned garden and side borders. Attached to the end of the house is an external garden room/conservatory which could be incorporated with an access point being created from the end of the kitchen area.

Tenure

Freehold

Services

Mains water, electric, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'D'

Location

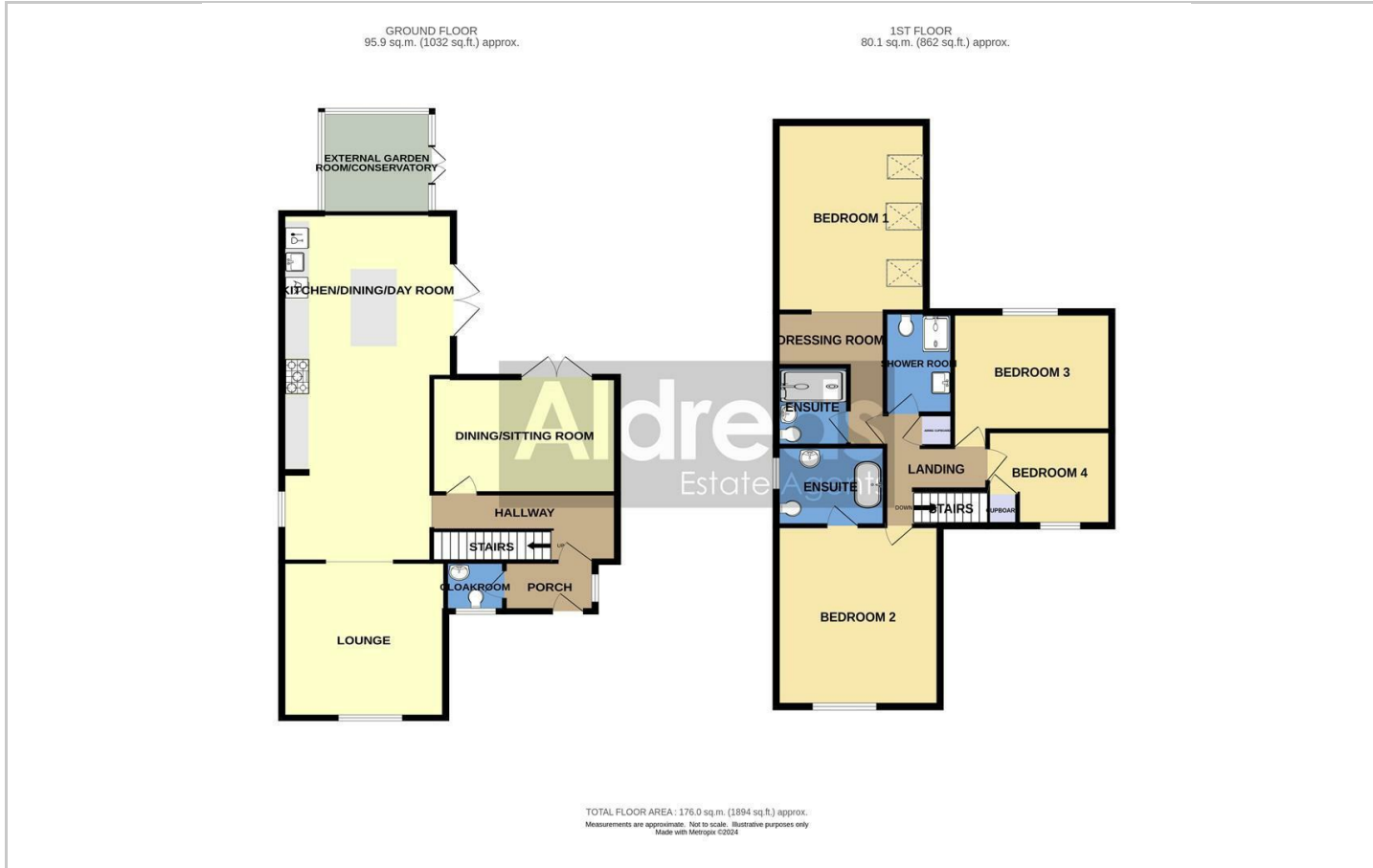
Caister-on-Sea is a popular coastal village approximately 3 miles north of Great Yarmouth * There are a variety of local shops, pubs and restaurants * Post Office * First, Middle and High schools * Golf Course * Regular bus services to Great Yarmouth * Caister also boasts Roman Ruins * a sandy beach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

Directions

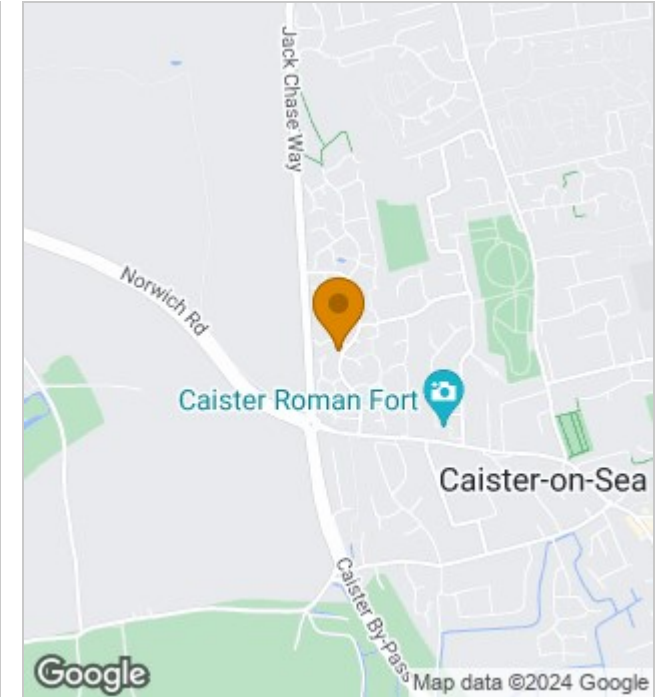
From the Yarmouth office head north along the A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout turn left hand onto the Caister Bypass, at the next roundabout turn right hand into Norwich Road, turn left into Prince of Wales Road, The property can be found on the left hand side just past the turning for Dover Court.

Ref; Y12162/07/24/CF

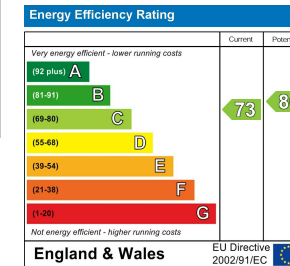
Floor Plans



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.

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17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ
Tel: 01493 844891 Email: 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