



1 Manor Road

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

£385,000



1 Manor Road

Aldreds are pleased to offer this immaculate and tastefully presented detached residence situated in a superb location for access to the the beach and a short walk to the village centre. This delightful property offers a spacious and flexible living space with accommodation comprising of entrance hall, through lounge/dining room, recently installed luxury grey kitchen with matching units, sitting room/bedroom 5, ground floor shower room, landing, study, four generous size bedrooms, family bathroom, corner plot gardens, garage with electric door and off street car parking. The property also benefits from double glazed windows and gas fired central heating. An early viewing is recommended to appreciate the size and quality on offer.

Entrance Hall

Part double glazed pvc entrance door, stairs rising to first floor with an under stairs cupboard, fitted carpet, radiator, doors leading off to:

Lounge/Dining Room

25'2" x 11'10" (7.67 x 3.61)

Including the chimney breast. A delightful room with a double aspect via double glazed windows to the front and side aspects, tv and telephone points, two radiators, fitted carpet and part grey wood effect laminate flooring to the dining area.

Kitchen/Breakfast Room

11'3" x 11'2" (3.43 x 3.40)

Recently re-fitted with a quality grey shaker style kitchen comprising wall and matching base units with white marble effect work surfaces over, integrated electric oven and four ring ceramic hob with incorporated extractor hood over, integrated dishwasher, full height fridge and low level freezer, breakfast bar, single drainer one and a half bowl granite effect cast sink with mixer taps, part metro tiled walls, attractive patterned vinyl flooring, double aspect double glazed windows, designer radiator, door to:

Utility Room

11'10" x 6'2" (3.61 x 1.88)

Matching grey shaker style units with marble effect work surface with space and plumbing below for a washing machine and tumble dryer, tiled flooring, double glazed window and door to rear.

Sitting Room/ Bedroom 5

12'10" x 11'1" (3.91 x 3.38)

Including the chimney breast, double glazed window to front aspect, radiator, fitted carpet, tv point.

Shower Room

7'9" x 5'9" (2.36 x 1.75)

An attractive white suite comprising corner quadrant aqua panelled shower cubicle with electric shower, pedestal wash basin, low level wc, built in cupboard housing the recently fitted Worcester gas combination boiler, tiled walls and flooring, chrome towel rail/radiator, frosted double glazed window to rear aspect, high powered extractor fan.

First Floor Landing

Fitted carpet, doors leading off to:

Bedroom 1

13'1" x 12'1" (3.99 x 3.68)

Double aspect double glazed windows, tv point, radiator, fitted carpet.

Bedroom 2

12'9" x 11'6" (3.89 x 3.51)

Double glazed window to front aspect, radiator, tv point, fitted carpet.





Bedroom 3

11'8" x 11'1" (3.56 x 3.38)

Double glazed window to side aspect, radiator, tv point, fitted carpet.

Bedroom 4/Dressing Room

11'3" x 8'6" (3.43 x 2.59)

Extensively fitted with a quality range of open fronted wardrobe storage with hanging rails, fitted shelving, dressing table with drawers, double aspect double glazed windows to rear and side aspect, radiator, tv point, fitted carpet.

Study

5'5" x 5'4" (1.65 x 1.63)

Double glazed window to front aspect, fitted carpet, access hatch to loft space.

Family Bathroom

A luxury four piece suite comprising corner panel bath, corner tiled corner shower cubicle, wash basin with vanity unit, low level wc, mirrored wall unit and medicine cabinet, tiled walls and flooring, chrome towel rail/radiator, high powered extractor fan, frosted double glazed window to rear aspect.

Outside

The property is enclosed by a brick wall to the front and side aspects with a path to the entrance door. A fully enclosed rear low maintenance rear garden and laid with paved patios, stone chips and lawn. There is a gated access in to the rear driveway with car parking and detached garage 6.2m x 2.9m (20'4" x 9'6") with electric door, power and lighting.

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 Great Yarmouth office 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 mini roundabout turn right into Beach Road, continue towards the end of Beach Road, turn left into Manor Road where the property can be found on the right hand corner.

Ref: Y12163/07/24/CF



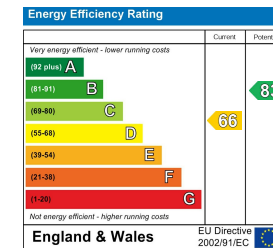
Floor Plan



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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