



5 Byron Way, Caister-On-Sea, Great Yarmouth, NR30 5RW

Price Guide £400,000





5 Byron Way

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

- Huge Living Space
- Quiet Sought After Cul De Sac Location
- Tasteful Stylish Presentation Throughout
- Separate Lounge
- Generous Rear Garden
- Extended Detached Family House
- Master Bedroom Suite & Two Further Double Bedrooms
- Superb Open Plan Kitchen/Dining/Sitting Room
- Garage/Gym
- Viewing A Must To Appreciate The Size & Quality On Offer

GUIDE PRICE £400,000-£425,000 Aldreds are pleased to offer this stunning, extended detached residence that offers a blend of modern living with a tasteful stylish interior. The property is situated in a sought after quiet cul de sac location with accommodation comprising of a reception hall serving the cloakroom, superb open plan kitchen/dining/sitting room making an ideal family/entertaining space on to the rear garden, separate formal lounge, utility room and access to the garage/gym. On the first floor a spacious landing with built in storage leads to the master bedroom suite with walk in dressing room and en-suite, two further double bedrooms and a luxury family bathroom. Outside a full width driveway provides ample parking and a generous size rear garden provides a private space to relax in with a rear store/workshop leading off of the garage. The property also benefits from new pvc double glazed windows and gas central heating. Viewing is essential to appreciate the blend of space and quality that this property offers.



Reception Hall

Enter the property via the composite entrance door into a bright and spacious hallway with LVT flooring, spot lighting, a large vertical designer radiator, a built in storage cupboard under the stairs, stairs to the first floor landing and doors leading off and open access to:

Cloakroom

Quality suite comprising grey gloss vanity unit with surface mounted wash basin, low level wc, LVT flooring, chrome towel rail/radiator, frosted double glazed window to front aspect, spot lighting.

Lounge 19'9" x 10'3" (6.03 x 3.14)

Bright and airy lounge perfect for relaxing with a radiator, spot lighting, power points throughout, wall mount point, ample space for lounge furniture and a double glazed window to the front aspect.





Open Plan Kitchen/Dining/Sitting Room 20'7" x 13'5" (6.29 x 4.10)

A beautifully presented room housing stunning and stylish finishing touches benefitting from LVT flooring, a range of quality grey gloss contrast kitchen cabinets with complimentary worktops over, an integrated eye level oven and microwave, four ring ceramic hob with extractor fan over, integrated dishwasher, space for a large American style fridge-freezer, a kitchen island offering space for breakfast bar stools with storage below, wall mount tv point, one and a half bowl sink and drainer, spot lighting, an abundance of living space, large radiator, double glazed window to the rear and French doors opening out to the garden.

Utility Room 6'3" x 6'2" (1.91 x 1.88)

Grey gloss units with base units and work surface over, space and plumbing below for a washing machine and recess for tumble dryer, cloaks storage space, LVT flooring, door in to the garage/gym.

Directions



First Floor Landing

Built in wardrobe storage cupboards with sliding doors, access to the loft space, double glazed window to side aspect, radiator, fitted carpet, spot lighting, doors leading off to:

Bedroom 1 13'10" x 12'4" (4.24 x 3.76)

Double glazed window to front aspect, radiator, wall mount tv point, spotlighting, fitted carpet, open access in to:

Dressing Room 7'3" x 6'8" (2.23 x 2.05)

Extensively fitted with shelving, hanging rails and dressing table area, fitted carpet, spot lighting.

En-Suite Shower Room 7'3" x 6'6" (2.23 x 2.0)

Quality suite with a full width walk in tiled shower cubicle with mains fed concealed shower fitting, low level wc, vanity unit with inset wash basin, tiled walls and flooring, towel rail/radiator, frosted double glazed window to front aspect, extractor fan, spotlighting.

Bedroom 2 11'3" x 10'4" (3.44 x 3.17)

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

Bedroom 3 14'7" x 8'7" (4.46 x 2.63)

Double glazed window to rear aspect, radiator, wall mount tv point, fitted carpet.

Family Bathroom 8'2" x 5'8" (2.49 x 1.73)

Luxury bathroom with oval bath and concealed fountain tap, low level wc, wall hung wash basin, tiled walls, LVT flooring, extractor fan, spotlighting, frosted double glazed window to side aspect, radiator.

Outside

The property is approached via a full width resin bound driveway providing off street parking with a boundary wall adjacent. Beyond is access leading to the attached garage/gym 3.84m x 2.03m with electric roller blind door, power and lighting, personal door in to the main house. A gated access leads in to the rear garden where there are areas of slate suntrap patio areas with lawn in between. Fenced boundaries, outside lighting and tap. Attached to the rear of the garage is a store/workshop which could be

incorporated with the front section of the garage if required. This room also has 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

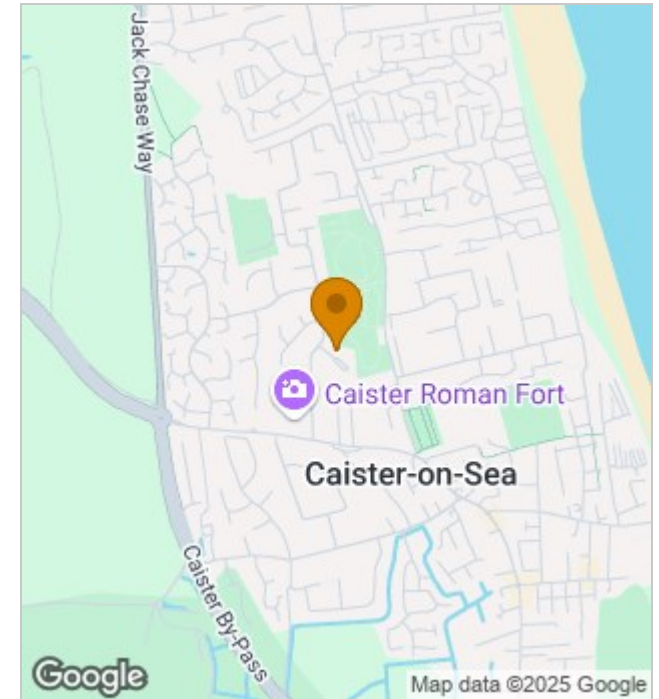
Leave Great Yarmouth heading north, just after the stadium turn left at the roundabout on to Caister Bypass, at the next roundabout turn right in to Norwich Road, turn second left in to Brooke Avenue. Continue along Brooke Avenue and turn first right in to Byron Way.

Ref: Y12188/08/24/CF

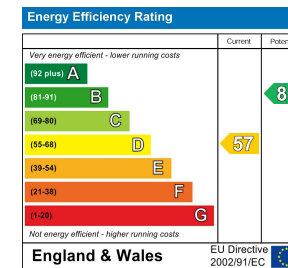
Floor Plans



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

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

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