

**Aldreds**  
Estate Agents



8 Ambrose Road

Caister-On-Sea, Great Yarmouth NR30 5DA

Price Guide £315,000-£325,000





## 8 Ambrose Road

\*Guide Price £315,000-£325,000\* Aldreds are pleased to offer this tastefully presented and highly individual substantial end terraced cottage in a quiet tucked away location in the heart of this sought after coastal village. The property has been further improved by the current owners and benefits from gas central heating with a new boiler recently installed and double glazed windows. The superb layout of accommodation would suit a growing family or would make an ideal holiday let cottage with accommodation comprising of an entrance hall, extended lounge, stunning open plan kitchen/dining room with a gloss fitted kitchen and ground floor stylish bathroom with a roll top bath. On the first floor a landing serves five bedrooms and a recently refurbished shower room. Outside there is a low maintenance wrap around rear garden which is south facing, secluded front garden and a double width driveway providing parking and access to the double garage. An early viewing is recommended to appreciate the size and quality this property offers. 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.

### Entrance Hall

L-shaped with part double glazed pvc entrance door, tiled flooring, staircase to first floor with under stairs storage, ornate radiator, doors leading off to:

### Lounge

18'4" x 14'4" maximum (5.59 x 4.37 maximum)

A superb extended room with chimney breast and cast iron feature fireplace with coal effect gas fire, oak surround, tv point, ornate radiator, double glazed French doors and window to rear aspect, fitted carpet, door to:

### Kitchen/Dining Room

29'2" x 12'4" maximum (8.89 x 3.76 maximum (8.90 x 3.75 maximum))

A delightful room part divided with a spacious dining area with brick lined feature chimney breast, double glazed window to rear aspect, ornate radiator, part double glazed pvc door to side garden. Kitchen area extensively fitted with cream gloss finish wall and matching base units with solid wood work surface over, integrated dishwasher and fridge/freezer, tiled flooring, double glazed window to front aspect, recess with space for a range cooker, tv point, radiator with fitted cover, free standing island breakfast bar unit with solid wood work surface over.

### Ground Floor Bathroom

8'3" x 7'4" (2.51 x 2.24)

Fitted with an ornate roll top cast iron deep bath, pedestal wash basin, low level wc, part panelled walls, vaulted ceiling, frosted double glazed window to front aspect, chrome towel rail/radiator, tiled flooring.

### First Floor Spacious Landing

Feature vaulted ceiling, ornate radiator, double glazed window to front aspect, fitted carpet, doors leading off to:

### Shower Room

Recently refurbished with an aqua panelled walls and shower cubicle with mains fed shower fitting, low level wc, velux double glazed skylight, vinyl flooring.

### Bedroom 1

14'2" x 9'7" (4.32 x 2.92)

Plus to one wall a bank of fitted wardrobe cupboards, feature vaulted ceiling with mock beams, tv point, double glazed window to front aspect, ornate radiator, fitted carpet.







#### Bedroom 2

11'5" x 8'4" (3.48 x 2.54)

Feature vaulted ceiling with mock beams, ornate radiator, double glazed window to side aspect, tv point, fitted carpet.

#### Bedroom 3

10'9" x 8'8" (3.28 x 2.64 (3.27 x 2.65))

Including chimney breast with cast iron fireplace, ornate radiator, double glazed window to rear aspect, fitted carpet.

#### Bedroom 4

10'8" x 8'10" (3.25 x 2.69)

Including the chimney breast with cast iron fireplace, ornate radiator, double glazed window to rear aspect, fitted carpet.

#### Bedroom 5/Study

7'11" x 7'9" (2.41 x 2.36)

Double glazed window to rear aspect, ornate radiator, fitted carpet.

#### Outside

The property is approached via a private road and a gated access leads into the secluded front garden where there is a lawned area and established trees and bushes bordering, a pathway leads to the front entrance. There is parking for two vehicles via a recently re-laid driveway and access to a double size garage with twin up and over doors (one currently not used), power, lighting and plumbing for a washing machine, personal door leads in to the rear garden which is also very secluded and faces south with a side lawned area and side borders. The rear French doors open out onto a paved sun trap terrace providing an ideal private outside entertaining space.

#### Tenure

Freehold.

#### Services

Mains water, electric, gas and drainage.

#### Council Tax

Great Yarmouth Borough Council - Band 'B'

#### Location

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#### 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 and continue in to the village where the entrance to Ambrose Road can be found after a couple of hundred yards on the left hand side almost opposite the entrance to The Fairway.

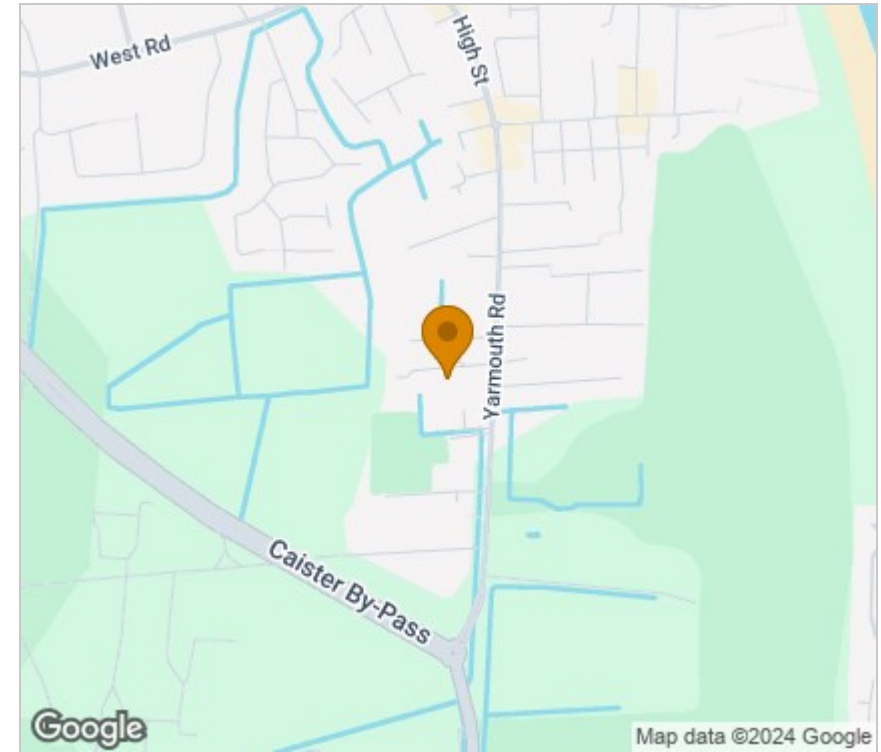
EPC Rating - D (58)



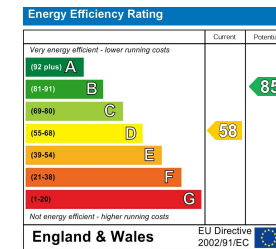
## Floor Plan



## 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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