

Aldreds
Estate Agents



1 Beauchamp Close

Caister-On-Sea, NR30 5SE

£285,000



1 Beauchamp Close

Aldreds are pleased to offer this very well presented, extended modern detached house in a private quiet cul de sac location on this popular development with a westerly facing rear aspect. The property offers a roomy living space that would be ideal for a growing family with accommodation comprising of an entrance hall, lounge/dining room, fitted kitchen, cloakroom/utility room, landing serving three good sized bedrooms and a modern bathroom. Outside there is a double width driveway for parking, single garage and a private rear garden. The property also benefits from double glazed windows, gas central heating and is offered chain free.

Entrance Hall

Part double glazed pvc entrance door, radiator, stairs to first floor, tiled flooring, door to:

Cloakroom/Utility

14'8" x 3'1" (4.49 x 0.94)

Low level wc, vanity unit with inset wash basin, wood effect laminate flooring, cupboard with work surface over and small wall unit, space and plumbing for a washing machine, frosted double glazed window to front aspect.

Lounge/Dining Room

24'5" x 12'7" narrowing to 10'7" (7.45 x 3.84 narrowing to 3.23)

A spacious reception room with a double glazed window on to the rear garden, two radiators, double glazed French doors and adjacent window to rear, tv point, part wood effect laminate flooring, spot lighting, door to:

Kitchen

10'1" x 7'11" (3.09 x 2.42)

Plus a deep under stairs cupboard. Modern fitted grey wood grain kitchen with wall and matching base units with wood effect work surfaces over, single drainer stainless steel sink unit with mixer taps, wood effect laminate flooring, towel rail/radiator, space and plumbing for a dishwasher, part metro tiled walls, oven housing unit with stainless steel extractor hood over, spot lighting, double glazed window and door to front aspect.

First Floor Landing

Double glazed window to front aspect, airing cupboard housing the gas fired combination boiler, doors leading off to:

Bedroom 1

12'2" x 8'11" (3.72 x 2.72)

Double glazed window to rear aspect, radiator.

Bedroom 2

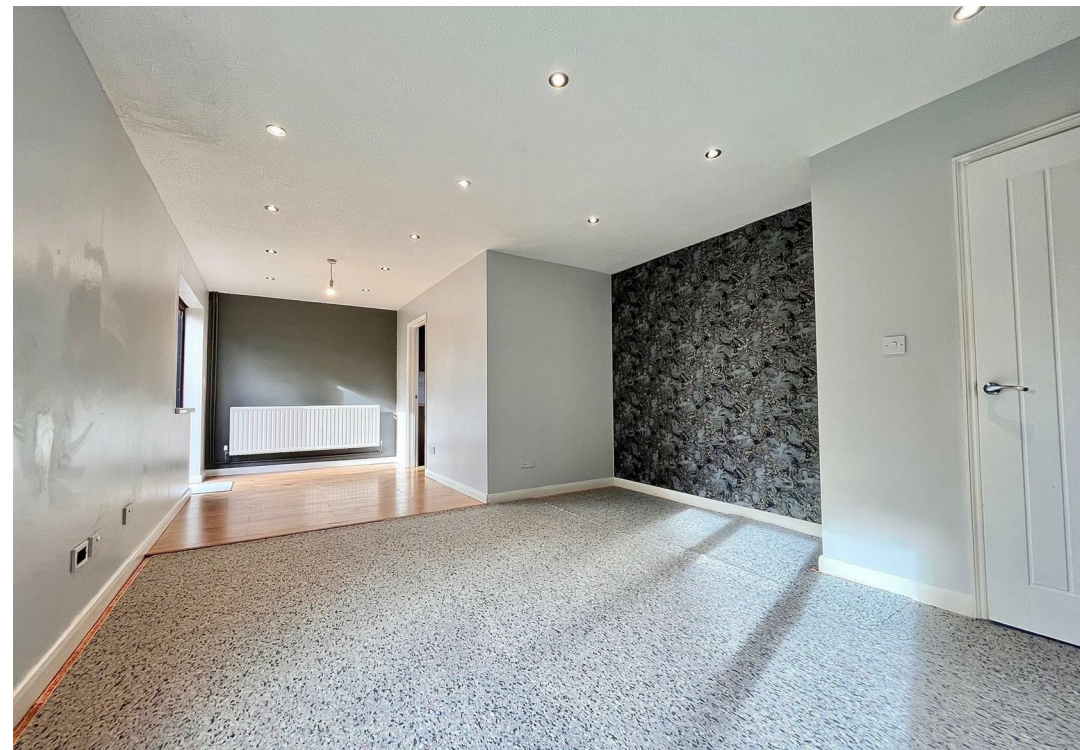
12'0" x 8'11" maximum (3.67 x 2.72 maximum)

Access to the loft space, radiator, double glazed window to rear aspect.

Bedroom 3

9'3" x 6'9" (2.84 x 2.06)

Including a fitted wardrobe cupboard, double glazed window to front aspect, radiator.





Bathroom

6'8" x 5'11" (2.05 x 1.82)

White suite comprising panelled bath with electric shower over, vanity unit with inset wash basin, low level wc, chrome towel rail/radiator, extractor fan, vinyl flooring, frosted double glazed window to rear aspect, tiled walls.

Outside

To the front of the property is a lawned garden with pathway leading to the entrance. A concrete and shingled double width driveway provides off street parking and access to the attached brick and tiled pitched roof garage. There is a gated access in to the rear garden which is laid to lawn with areas of paved patio and raised timber decking. Timber and felt roofed shed/workshop. Down the side of the property a pathway leads to a gated access point. The rear garden is private and faces a westerly direction.

Tenure

Freehold

Services

Mains water electric, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'C'

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.

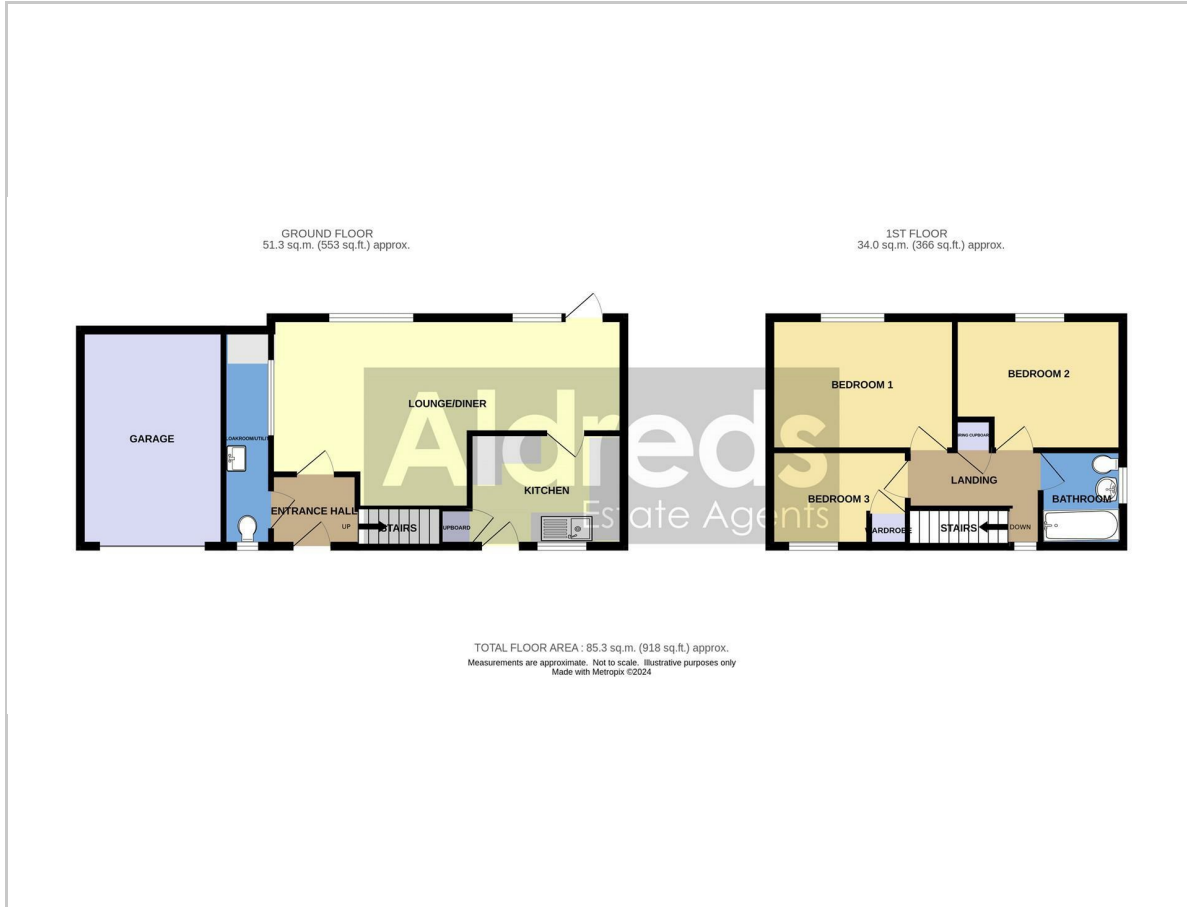
Directions

From the Yarmouth office head north along the A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout turn right into Yarmouth Road, continue over the mini roundabout into the High Street, at the next mini roundabout turn left, at the next mini roundabout turn right, at the traffic lights turn right into Ormesby Road, past the Haven Holiday Park, turn left into Covent Garden Road, first left into Royal Thames Road and after a couple of hundred yards turn right into Beauchamp Close cul de sac.

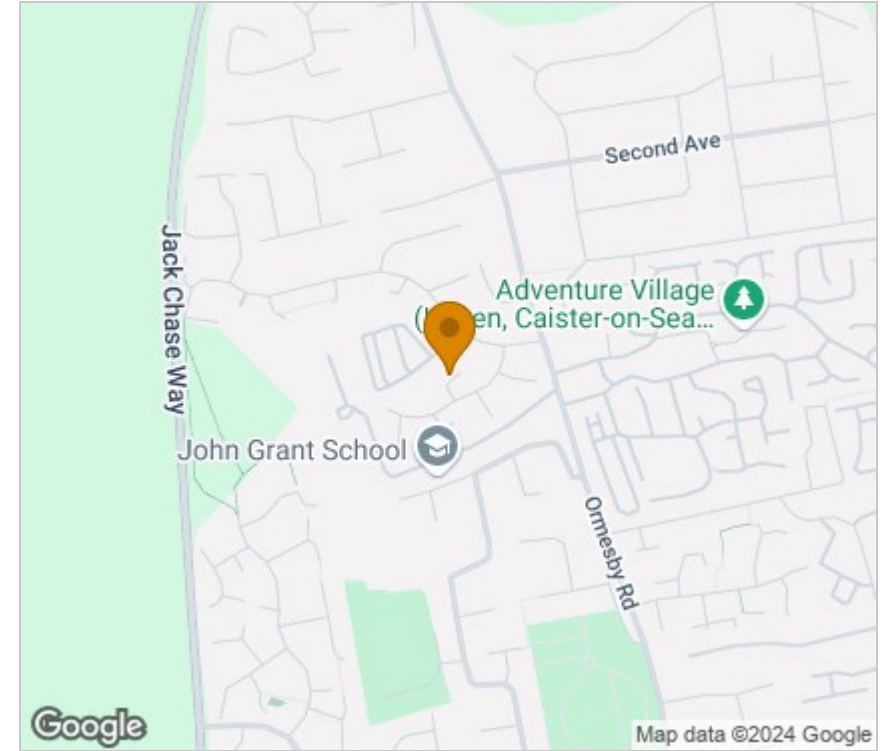
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Floor Plan



Area Map



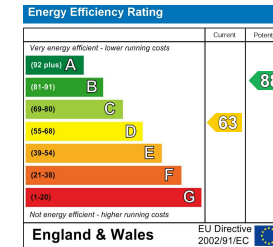
Viewing

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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Energy Efficiency Graph



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