



1 Windsor Road, Caister-on-Sea, Great Yarmouth NR30 5LS  
With Outline Planning Permission for a 3 bedroom detached residence in the rear garden  
Price Guide £300,000



## 1 Windsor Road

Aldreds are pleased to offer this superb investment opportunity with this spacious semi detached family house on a large corner plot offered with outline planning permission for a three bedroom detached residence within the rear garden. The property sits in a popular sought after location within a couple of hundred yards of the beach and offers living space comprising of a central entrance hall, lounge, dining room, kitchen, rear porch/utility, small conservatory, first floor landing, three separate bedrooms, cloakroom and a shower room. The property also benefits from double glazed windows, gas central heating and would benefit from further cosmetic refurbishment.

### Entrance Hall

Part double glazed pvc entrance door, stairs to first floor, telephone point, doors leading off to:

### Lounge

16'11" x 10'1" (5.17 x 3.09)

Plus storage recess, stone feature fireplace with quarry tiled hearth and open fire, radiator, double aspect double glazed windows, tv point.

### Dining Room

10'5" x 9'8" (3.18 x 2.97)

Brick built open fireplace, double glazed window to front aspect, engineered wood flooring, radiator, door to:

### Kitchen

10'4" x 6'11" (3.17 x 2.13)

Plus walk in pantry cupboard. Fitted oak fronted wall and matching base units with work surface over, part tiled walls, tiled flooring, space and plumbing for a washing machine, single drainer stainless steel sink unit, wall mounted Potterton gas boiler, double aspect double glazed windows to side and rear, frosted glazed rear door to:

### Rear Porch/Utility

7'6" x 5'5" (2.31 x 1.66)

Part double glazed rear entrance door, space for appliances open access to:

### Conservatory

11'2" x 5'7" (3.42 x 1.71)

Brick and pvc double glazed construction with poly carbonate roof over, tiled flooring, part double glazed door to rear.

### First Floor Landing

Built in airing cupboard, double glazed window to rear, doors leading off to:

### Bedroom 1

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

Plus built in wardrobe cupboard, radiator, double glazed window to front aspect.





#### Bedroom 2

12'3" x 8'5" (3.74 x 2.58 )

Plus door recess, radiator, double glazed window to front aspect.

#### Bedroom 3

8'2" x 8'1" (2.51 x 2.48)

Plus wardrobe cupboard, radiator, double glazed window to rear aspect.

#### Shower Room

5'4" x 4'10" (1.65 x 1.49)

tiled shower cubicle with electric shower fitting, low level wc, tiled walls, radiator, frosted double glazed window to rear.

#### Cloakroom

4'11" x 2'3" (1.52 x 0.69)

Low level wc, frosted double glazed window to rear aspect.

#### Outside

The property sits on a large corner plot with a lawned front and side garden with hedge screening. The garden open up in to the rear where there is a large rear garden with paved patio area and the remainder being mainly lawned. At the bottom of the garden there is a driveway car parking access leading to the single garage.

#### Agents Note

Outline Planning Permission under reference 06/24/0142/F was granted this year for the demolition of existing garage. Subdivision of rear garden and construction of a two-storey 3 bedroom dwelling with associated access from Braddock Road. Creation of new dropped kerb and parking area on Braddock Road to serve the existing dwelling.

#### Tenure

Freehold

#### Services

Mains water, electric, gas and drainage.

#### 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, turn left at the next mini roundabout, at the next mini roundabout turn right, at the traffic lights turn right into Ormesby Road, turn right into Braddock Road, continue half way down Braddock Road and turn left in to Windsor Road where the property can be found immediately on the left.

Ref: Y12235/9/24/CF



## Floor Plan



## Area Map



## Viewing

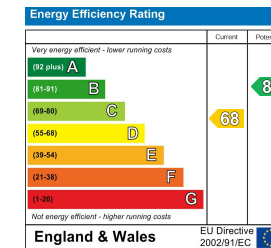
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



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