

Aldreds
Estate Agents



46 Queensway
Caister-On-Sea, NR30 5AF

£279,950



46 Queensway

Aldreds are pleased to offer this well maintained and very well presented semi detached bungalow in a sought after quiet cul de sac providing easy access to the village centre. The property has recently been further improved with redecoration, new carpets and rewiring and provides suitable accommodation for a growing family or retirement property. The property offers an entrance porch leading to a central entrance hall serving a living room, fitted kitchen, conservatory, three bedrooms and modern shower room. Outside are established gardens with a westerly facing rear garden, ample parking and a garage. The bungalow also benefits from double glazed windows and gas central heating. An early viewing is strongly recommended.

Entrance Porch

Part double glazed pvc entrance door, frosted part glazed wood panelled internal door to:

Entrance Hall

Radiator, new fitted carpet, cupboard housing the new consumer unit, doors leading off to:

Living Room

17'4" x 10'3" (5.29 x 3.13)

Fireplace with wooden fire surround with marble backing and inset electric fire, radiator, two wall lights, tv point, double glazed French doors to rear with fitted blinds, new fitted carpet.

Kitchen

14'0" x 7'10" (4.28 x 2.41)

Extensively fitted with a range of wood grain finish wall and matching base units with work surface over, single drainer stainless steel sink unit with water softener tap, built in electric oven and four ring ceramic hob with incorporated extractor hood over, part tiled walls, new vinyl flooring, space and plumbing for a washing machine and dishwasher, integrated freezer, double aspect windows, radiator, glazed solid wood door leading to:

Conservatory

13'3" x 9'2" (4.06 x 2.80)

Brick and pvc double glazed construction with recently installed warm thermal roof over, fitted blinds, tiled flooring, double glazed French doors to rear, radiator, power and lighting, tv point.

Bedroom 1

11'11" x 10'2" (3.64 x 3.11)

Including fitted bedroom furniture with wardrobes and drawers, radiator, double glazed window to front aspect with fitted blinds, fitted carpet.

Bedroom 2

9'7" x 8'11" (2.94 x 2.72)

Double glazed window to front aspect with fitted blinds, two fitted single wardrobes, radiator, new fitted carpet.





Bedroom 3/Dining Room

10'7" x 6'9" (3.24 x 2.06)

Double glazed window to side aspect with fitted blind, radiator, new fitted carpet.

Shower Room

Modern white suite comprising tiled shower cubicle with electric shower fitting, low level wc, vanity unit with drawers and inset wash basin, new vinyl flooring, radiator, frosted double glazed window to side aspect, part tiled walls, built in airing cupboard.

Outside

To the front of the property is a lawned garden. A driveway provides off street parking and continues down the side of the bungalow leading to the concrete sectional garage. At the rear is a generous established garden with paved patio, lawned garden with established borders and small trees. At the bottom of the garden are two timber sheds and a greenhouse. The garden offers private aspects and faces a westerly direction.

Tenure

Freehold.

Services

Mains water, electric, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'B'

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 High Street, turn left at the next mini roundabout, at the next mini roundabout with Caister Police Station turn left into West Road, first left in to Queensway. Follow the road down to the bottom where the bungalow can be found straight ahead.

Ref: Y12253/10/24/CF



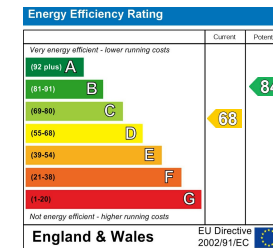
Floor Plan



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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