

Aldreds
Estate Agents



11 Spindrift Close

Winterton-On-Sea, NR29 4AN

£325,000



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Aldreds are pleased to offer this highly individual, extended detached bungalow in a quiet cul de sac location within this much sought after coastal village. The bungalow has been re-designed to provide a comfortable living space with an entrance hall serving the huge open plan kitchen/dining/living room, separate utility room and cloakroom, two large double bedrooms, luxury bathroom and a superb garden room providing an additional place to relax in. Outside the front and rear gardens have been designed for low maintenance with a driveway providing off street parking. The property also benefits from double glazed windows, oil central heating and is offered chain free. An early viewing is recommended to appreciate the size and individual layout this property offers.

Entrance Hall

7'1" x 5'1" (2.18 x 1.56)

Leaded double glazed entrance door, tiled flooring, radiator, doors leading off to:

Cloakroom

7'2" x 2'11" (2.20 x 0.90)

Low level wc, vanity unit with inset wash basin, tiled flooring, radiator, extractor fan, leaded double glazed window to side aspect.

Utility Room

9'1" x 7'11" (2.79 x 2.43)

Built in airing cupboard housing the hot water cylinder and oil boiler, single drainer stainless steel sink unit, tiled flooring, space and plumbing for a washing machine, double glazed window to side aspect, fitted shelving and storage space.

Open Plan Kitchen/Dining/Living Room

24'6" x 23'10" overall (7.47 x 7.27 overall)

Kitchen Area

Fitted with a quality cream finish finish with wall and matching base units with marble effect worktops over, single drainer one and a half bowl sink unit with mixer taps, built in electric oven, ceramic hob and extractor hood over, tiled flooring, part mosaic tiled walls, kick space heater, double glazed window to front aspect, built in fridge, open access to:

Dining/Living Room Area

Recess with Inglenook style fireplace with timber Bressumer and inset cast iron multi fuel room heater, double glazed cantilevered bay window to front aspect, three radiators, tv point, space for a table and chairs in the dining area, doors leading off to:

Bedroom 2

16'0" x 8'7" (4.89 x 2.62)

Including fitted wardrobes, radiator, double glazed window to rear aspect, tv point.

Inner Hallway

Tiled flooring, radiator, access to:





Bathroom

12'10" x 4'10" (3.92 x 1.48)

Luxury suite comprising panelled bath, vanity unit with inset wash basin, low level wc, walk in tiled shower cubicle with mains fed shower fitting, tiled flooring and walls, extractor fan, chrome towel rail/radiator, double glazed window to rear.

Garden Room

17'0" x 11'3" (5.19 x 3.45)

A superb room overlooking the rear garden with a pitched thermal roof providing an ideal all year round space to relax in, double glazed windows and French doors, tiled flooring, tv point, double doors to:

Bedroom 1

15'2" x 13'2" (4.64 x 4.03)

Including fitted bedroom furniture, radiator, double glazed windows to side aspect, tv point.

Outside

To the front of the property is a lawned garden with established borders and adjacent brick weave driveway for car parking. A gated access leads in to the rear garden which has been designed for low maintenance with areas of paved terraced, artificial grass and a raised Koi carp pond.

Tenure

Freehold

Services

Mains water, electric and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'C'

Location

Winterton-on-Sea is a coastal village approximately 9 miles north of Great Yarmouth with a sandy beach * Sand dunes * Nature Reserve * There is a selection of shops * Post Office * First School * Middle and High Schools are situated in Martham approximately 3 miles away * School buses operate in the area * Eastern Counties Bus services link the coastal village with Great Yarmouth.

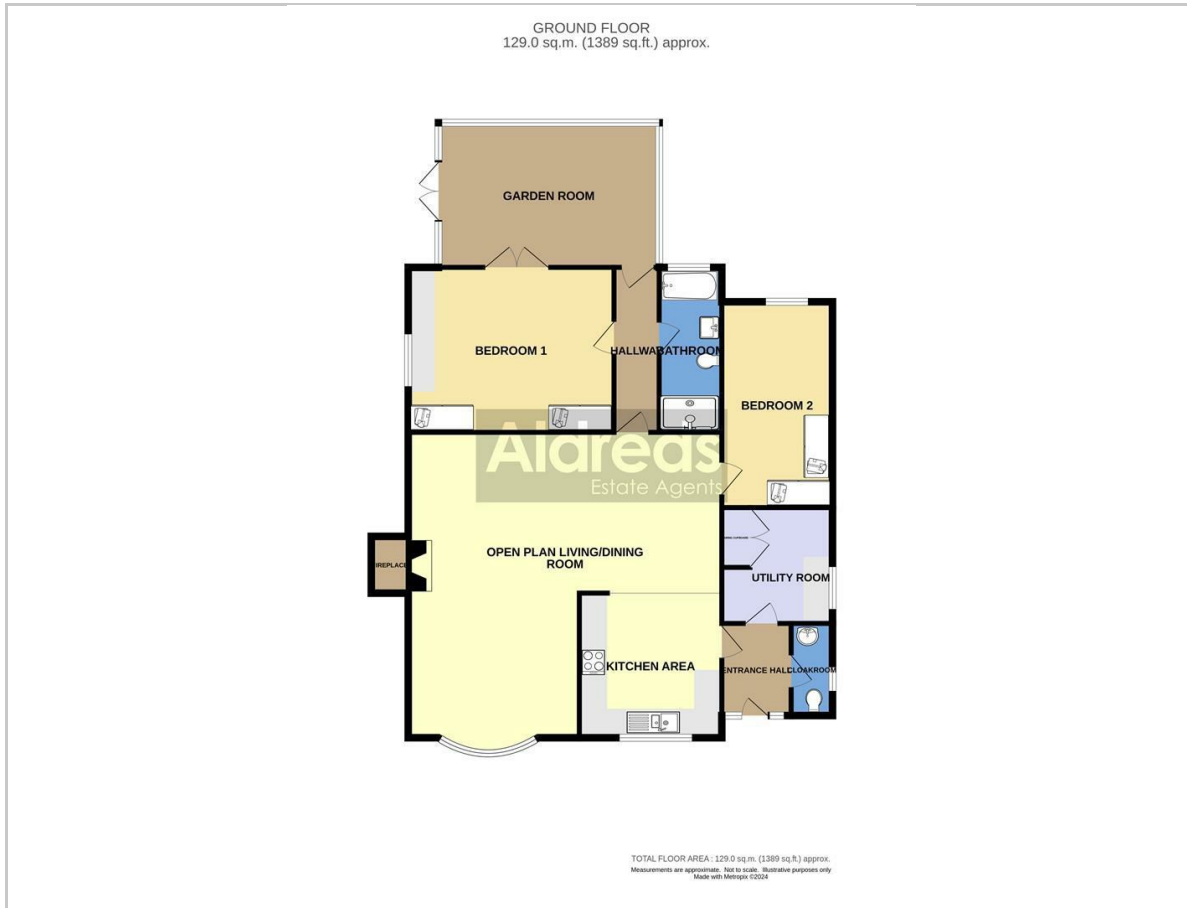
Directions

Leave Yarmouth heading north on the A149 Caister Road, continue through Caister, Scratby and Hemsby, continue into Winterton on the Hemsby Road continue as the road runs into Bulmer Lane, turn right into The Cobbles and after a short distance first left in to Spindrift Close.

Ref: Y12256/10/24/CF



Floor Plan



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

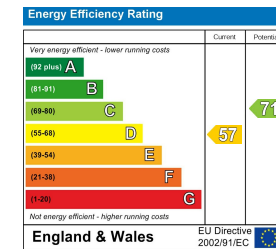
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Area Map



Energy Efficiency Graph



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