



## 4 Hanly Court

Caister-On-Sea, NR30 5XB

PRICE GUIDE £375,000-£400,000





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\*PRICE GUIDE OF £375,000-£400,000 Aldreds are pleased to offer this superbly presented, renovated detached family residence offering a delightful modern open plan feel of living space comprising of a spacious reception hall serving a large living room with feature open fireplace, cloakroom, superb kitchen/dining/day room, utility room, play room/bedroom 5, first floor landing serving four good sized bedrooms, quality fitted en-suite bathroom and separate family shower room. Outside there are low maintenance gardens providing an ideal space to relax/entertain in and a driveway for parking. The property also benefits from tasteful decor throughout, gas central heating and double glazed windows. An early viewing is a must to appreciate this stylish home.

### Reception Hall

Part double glazed composite entrance door with double glazed side screen, natural wood staircase with open under stairs recess, radiator, hand made corner cloaks cupboard, tiled flooring, doors leading off to:

### Cloakroom

Low level wc, hand wash basin, tiled flooring, double glazed window to front aspect.

### Living Room

27'7" x 11'3" (8.43 x 3.45)

A superb main reception room with a double aspect with double glazed window to front aspect and double glazed patio doors to rear, attractive open fireplace, wall mount tv point, engineered wooden flooring, two radiators.

### Kitchen/Breakfast/Day Room

23'7" x 11'5" (7.20 x 3.48)

Kitchen area fitted with a quality range of coloured Shaker style kitchen units comprising base units with cupboards and drawers and solid wood worksurfaces over; matching range of wall units, recess with a range cooker with double width extractor hood over, integrated fridge/freezer and dishwasher, inset ceramic Butlers style ceramic sink with mixer tap, part tiled walls, large modern radiator, island breakfast bar unit with light finish worksurface and seating area, tiled flooring, double glazed window to rear, dining area with solid wood flooring, large double glazed feature windows and door with obscure glass, recessed spotlighting, radiator, television point, door to:

### Utility Room

8'6" x 5'1" (2.61 x 1.57)

With fitted solid wood worksurface with inset stainless sink with mixer tap and space and plumbing below for washing machine and recess for tumble dryer, matching Shaker style wall and base units, composite door to side, part tiled walls, tiled flooring.

### Play Room/Bedroom 5

9'4" x 6'11" (2.85 x 2.11)

Double glazed window to front aspect, radiator, fitted carpet.

### First Floor Landing

With built-in airing cupboard housing the pre-insulated copper hot water cylinder with fitted immersion heater and shelved storage space, fitted carpet, doors leading off to:

### Bedroom 1

15'4" x 11'5" (4.69 x 3.48)

Wood effect laminate flooring, double glazed window to front aspect, radiator, tv point, door to:

### En-Suite Bathroom

Luxury suite comprising oval shaped deep bath, pedestal wash basin, low level wc, tiled walls and flooring, radiator, frosted double glazed window to front aspect.







#### Bedroom 2

13'8" x 9'4" (4.17 x 2.87)

Double glazed window to front aspect, radiator, fitted carpet, tv point.

#### Bedroom 3

11'8" x 9'10" (3.58 x 3.02)

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

#### Bedroom 4

12'11" x 6'0" (3.94 x 1.85)

Plus two built in wardrobe cupboards with sliding doors, double glazed window to rear aspect, radiator, fitted carpet.

#### Family Shower Room

Luxury white suite comprising double width walk-in tiled shower cubicle with mains fed thermostatic controlled shower fitting, low level wc, modern double width sink with mixer tap, attractive polished finish tiled walls and flooring, frosted double glazed window to rear aspect, radiator.

#### Outside

The exterior of the property has been designed for low maintenance and provides ideal private entertaining areas. To the front of the property is a well screened garden laid with artificial grass and flanked by a sun trap patio area. The front aspect faces a westerly direction and is therefore very light and sunny. To either side of the property there are accesses which lead round to the rear of the property where there is an additional area of private paved garden with stylish outside lighting and a timber entry gate. The rear garden is enclosed by timber panelled fencing and brick boundary walling. From the rear of the property there is a double width driveway providing off street car parking for two vehicles.

#### Tenure

Freehold

#### Services

Mains water, electric, gas and drainage.

#### Council Tax

Great Yarmouth Borough Council - Band 'D'

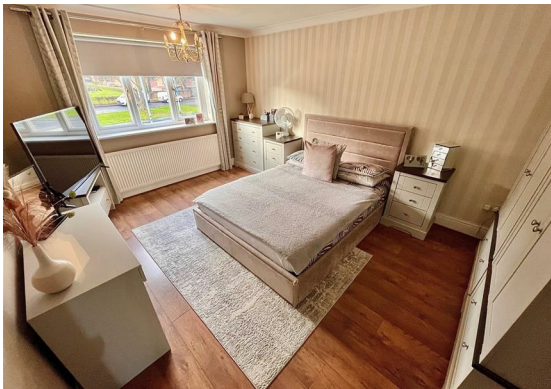
#### Location

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 take the second exit, at the traffic lights turn right into Ormesby Road Road and continue for approximately half a mile until reaching a mini roundabout where you turn right in to Webster Way and first right in to Hanly Court.

Ref: Y12317/2/25



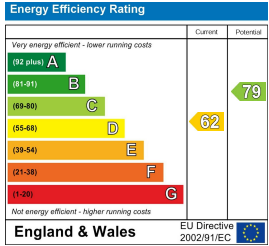
Floor Plan



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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