

**Aldreds**  
Estate Agents



6 St. Hilda Close

Caister-On-Sea, Great Yarmouth, NR30 5LQ

Price Guide £250,000-£270,000



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\*Price Guide £250,000-£270,000\* Aldreds are pleased to offer this substantial, detached bungalow on a corner plot offering a flexible living space comprising of an entrance porch leading to the entrance hall, living room, kitchen, wet room, four bedrooms. Outside there are corner plot low maintenance gardens, garage and driveway. The property also benefits from double glazed windows, gas central heating and solar panels for cheaper running costs. The property is also offered chain free.

#### Entrance Porch

Part double glazed pvc entrance door, pvc and double glazed construction with glass roof over, tiled flooring, part double glazed pvc internal door to:

#### Entrance Hall

Radiator, loft access, doors leading off to:

#### Living Room

15'2" x 12'0" maximum (4.64 x 3.67 maximum)

Including the chimney breast with marble backed fireplace and Adams style fire surround with inset electric fire, double aspect with cantilevered double glazed bay window to front and double glazed window to side, radiator, tv point.

#### Kitchen

15'2" x 8'9" (4.63 x 2.68)

Plus recess housing the boiler cupboard with gas boiler, range of fitted medium oak fronted wall and matching base units with marble effect rolltop work surface over, single drainer stainless steel sink unit with mixer taps, space and plumbing for washing machine and recess for tumble dryer, tiled flooring, part tiled walls, recess with electric cooker point, double glazed window to front aspect and part double glazed pvc door and double glazed window to side aspect, recessed spot lights.

#### Wet Room

7'10" x 6'10" (2.39m x 2.09m)

Waterproof floor membrane with shower area and electric shower over, vanity unit with inset wash basin, low level wc, electric fan heater, chrome towel rail/radiator, extractor fan, frosted double glazed window to side aspect.

#### Bedroom 1

15'5" x 9'6" (4.71 x 2.90)

Was originally two separate rooms and could easily be re-instated by installing a partition wall to form a dining room and bedroom. Two double glazed windows to side aspect, two radiators.

#### Bedroom 2

12'9" x 10'10" (3.90 x 3.32)

Double glazed window to side aspect, radiator.

#### Bedroom 3

11'11" x 7'11" (3.64 x 2.42)

Radiator, double glazed window to rear aspect.







#### Bedroom 4

10'11" x 7'10" (3.33 x 2.39)

Double glazed window to side aspect, radiator, tv point.

#### Outside

The property sits on a corner plot which has been designed for low maintenance with a gravel and paved patio wrap around garden from the front to the side which is enclosed by timber panel fencing. A gate leads to the rear where there is a pathway extending to the far side with access in to the single garage 5.83m x 2.55m with electric roller blind door, power and lighting, personal door to the side. In front of the garage is a double width block pavior driveway providing car parking.

#### 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.

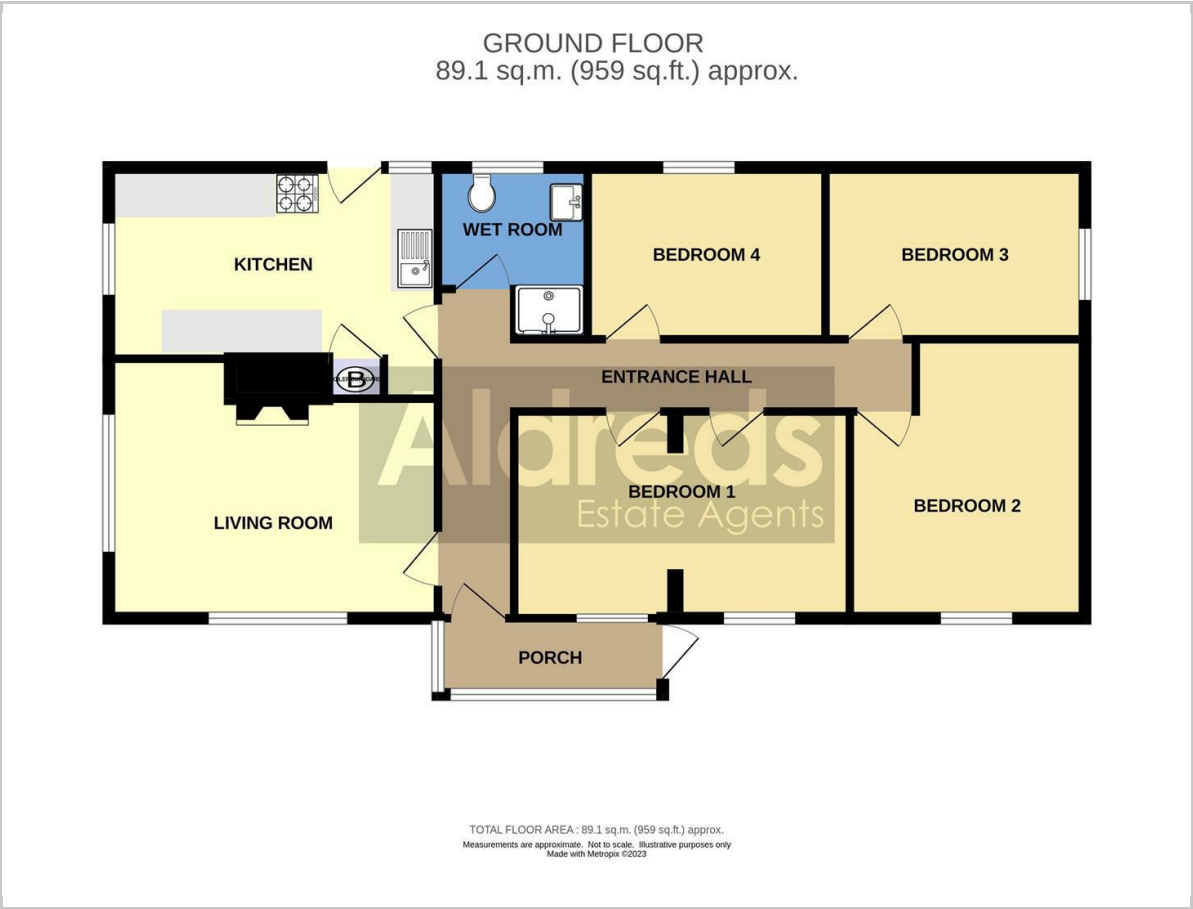
#### Directions

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, turn third right into St. Hilda Road and after a short distance right in to St. Hilda Close where the property can be found on the far right hand side corner.

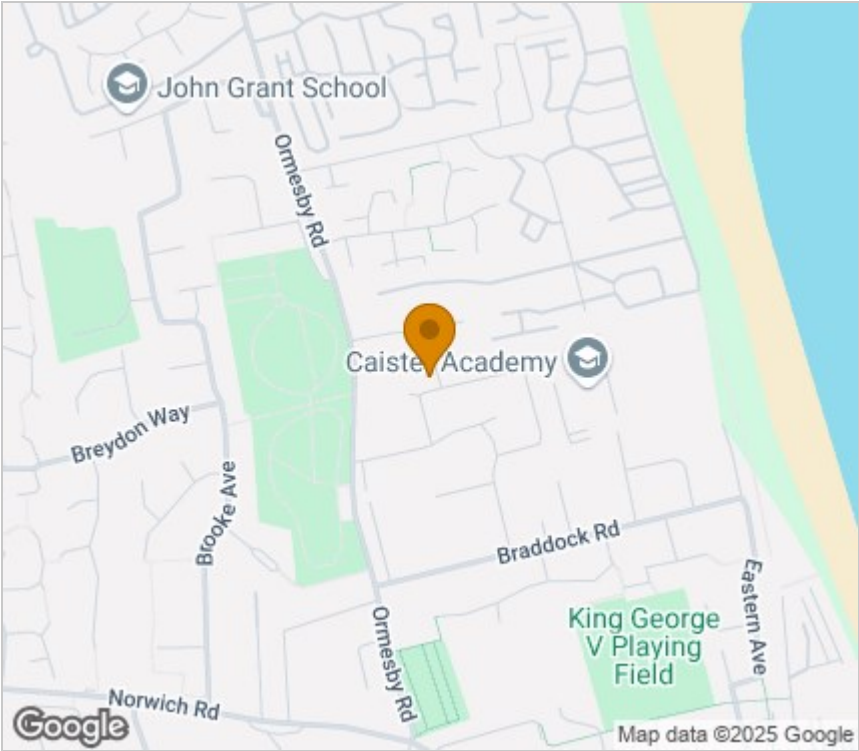
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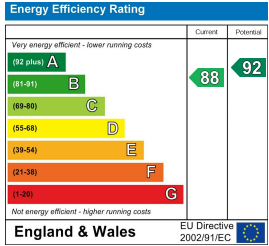
Floor Plan



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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