

Aldreds
Estate Agents



9 Glenmore Avenue

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

£350,000



9 Glenmore Avenue

Caister-On-Sea, Great

WIMBORNE, Dorset

Aldreds are pleased to offer this very well presented, detached bungalow which offers a well equipped layout of living space suitable for retirement purposes or a family home with the benefit of a rear extension providing additional living space and a generous modern kitchen/breakfast room. The property is also ideally located close to a regular bus service, local shop and a short walk from the beach and offers accommodation comprising of an entrance porch, entrance hall, through lounge/dining/sitting room, kitchen/breakfast room, three good sized bedrooms and a quality bathroom. Outside there are generous front and rear gardens with a southerly rear aspect, ample driveway parking and a garage with covered store to the rear. The property also benefits from double glazed window and gas central heating. View early to avoid disappointment.

Entrance Porch

PVC double glazed construction with double glazed entrance door, wood effect laminate flooring, power point and lighting, internal door to:

Entrance Hall

Wood effect laminate flooring, radiator, doors leading off to:

Through Lounge/Dining/Sitting Room

Lounge Area

14'11" x 14'11" (4.56 x 4.56)

Including the marble backed fireplace with wooden fire surround, radiator, tv point, fitted carpet, arched access to:

Dining/Sitting Room

14'11" x 9'11" (4.56 x 3.03)

Double aspect room with double glazed window to side aspect and sliding aluminium framed double glazed patio doors to rear, fitted work station and shelving, radiator, fitted carpet.

Kitchen/Breakfast Room

19'10" x 11'5" (6.07 x 3.50)

Including a built in pantry cupboard and adjacent built in airing cupboard, fitted kitchen with light grey shaker style wall and matching base units with work surface area over and breakfast bar divider, single drainer sink unit with mixer taps, built in electric double oven, four ring ceramic hob and extractor hood over, under surface lighting, part tiled walls, space and plumbing for a washing machine, space for an American style fridge/freezer, radiator, tiled flooring, double glazed window to rear, part double glazed pvc door to:

Side Porch/Utility

Brick and pvc double glazed construction with storage space.

Bedroom 1

11'5" x 10'11" (3.48 x 3.34)

Double glazed window to front aspect, radiator, wall light points, tv point, wood effect laminate flooring.





Bedroom 2

10'5" x 9'10" (3.19 x 3.02)

Double glazed window to front aspect, radiator, wood effect laminate flooring.

Bedroom 3

11'2" x 8'0" (3.42 x 2.44)

Double glazed window to side aspect, wood effect laminate flooring, radiator.

Bathroom

Quality white suite comprising panelled bath with electric shower over, low level wc, vanity unit with inset wash basin, tiled walls and flooring, extractor fan, spot lights, radiator, frosted double glazed window to side aspect.

Outside

To the front of the property there is a lawned garden with adjacent concrete driveway providing off street parking and access to the attached garage with up and over door, power and lighting. To the rear is a generous size garden which faces a southerly direction. There are areas of paved patio, lawn and white pebbled border. Outside lighting and tap. The rear garden is fully enclosed. Attached to the side of the bungalow is a useful large workshop/gym with a door in to the boiler house where the gas fired boiler can be found.

Tenure

Freehold

Services

Mains water, electric, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'C'

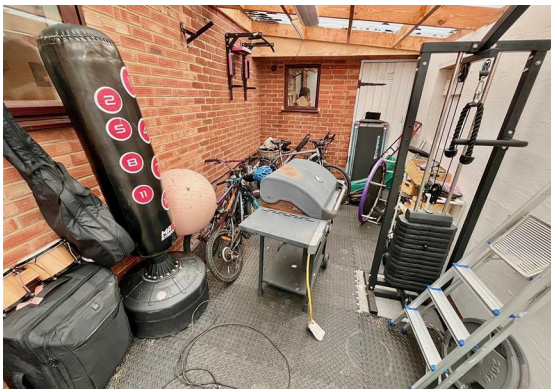
Location

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.

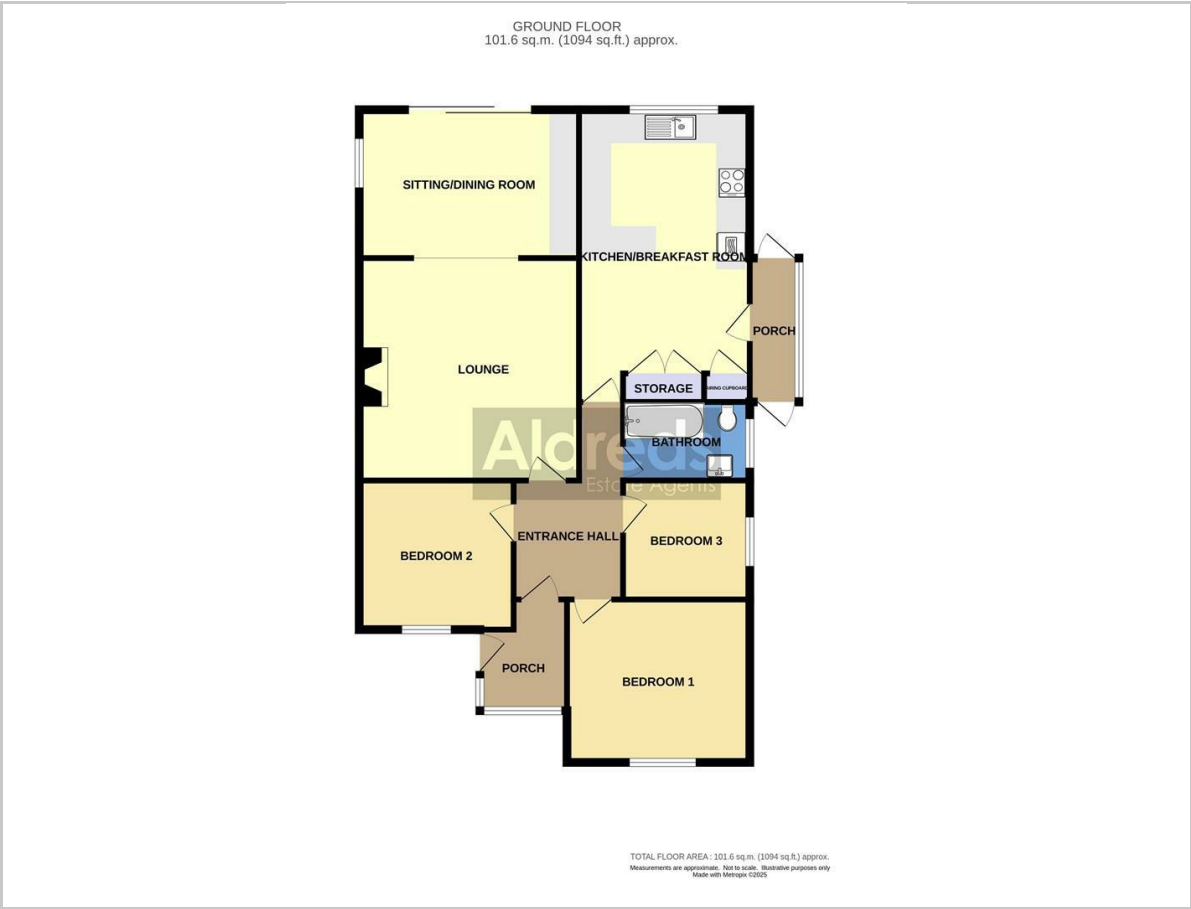
Directions

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, just past the Centurion Public House turn right into Second Avenue, turn right into Glenmore Avenue and proceed as the road bears round to the right where the property can be found a short way along on the left-hand side.

Ref: Y12331/2/25



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.

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Area Map



Energy Efficiency Graph

