

**Aldreds**  
Estate Agents



39 West Road

Caister-On-Sea, NR30 5BD

Offers Over £365,000





## 39 West Road

Sitting on the highly desirable West Road with an approx. south facing garden, we are delighted to offer this spacious two bedroom detached bungalow which offers accommodation that could simply be adapted in to a three bedroom. The property has a beautiful L shaped lounge/diner/kitchen, a sitting room, entrance hall, inner hallway, two bedrooms, bathroom and cloakroom. Gas central heating and double glazing. Gardens to front & rear and a driveway for multiple with small carport.

### Entrance Hall

7'4" x 5'9" (2.26 x 1.76)

Double glazed window to side aspect, radiator

### Sitting Room - Potential Bedroom 3

19'2" x 8'0" (5.86 x 2.44)

Two corner feature upright radiators, double glazed window to side aspect, double glazed French doors to rear garden

### Lounge/Diner/Kitchen

24'11" max 14'0" min x 20'5" max 9'10" min (7.6 max 4.28 min x 6.24 max 3 min)

Inset ceiling lights, dual fuel burner, double glazed window to rear aspect, double glazed French doors to rear garden, base & wall units with worktops, plumbing for washing machine, sink with drainer, gas hob, eye level double electric oven, integrated fridge/freezer

### Inner Hallway

Radiator, loft access with loft ladder

### Bedroom 1

13'7" max 10'11" min x 10'3" (4.15 max 3.34 min x 3.14)

Double glazed window to front aspect, radiator

### Bedroom 2

10'3" x 9'1" max 6'4" min (3.14 x 2.77 max 1.95 min)

Double glazed window to front aspect, radiator

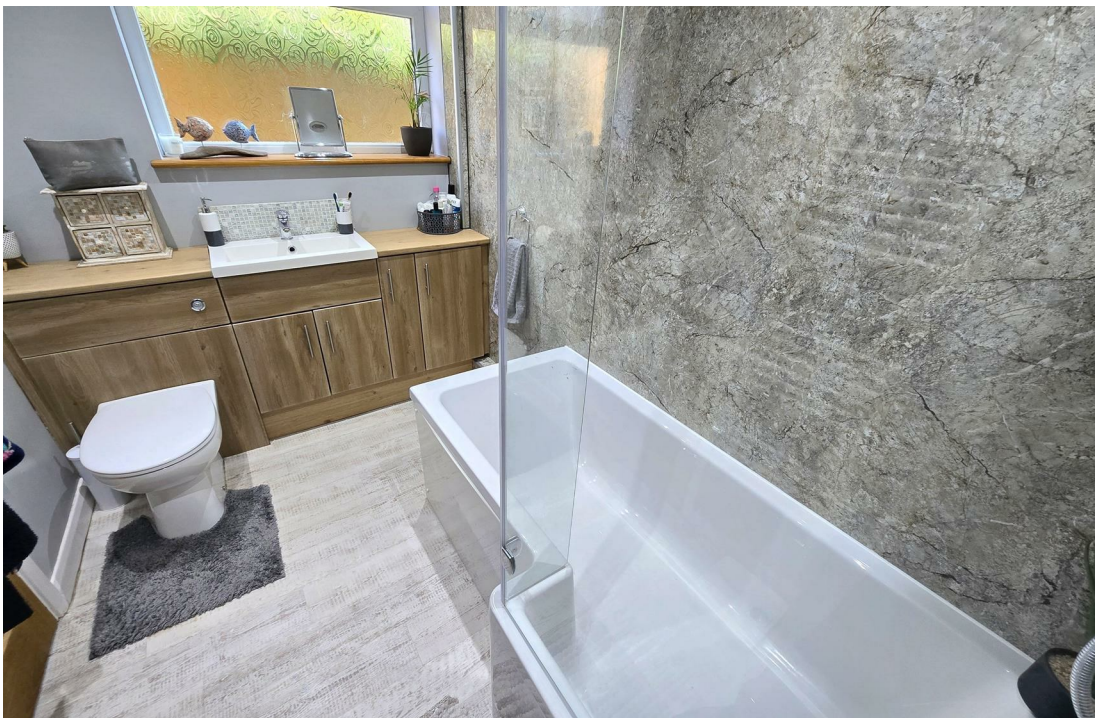
### Bathroom

9'10" x 5'10" (3 x 1.8)

P-shaped bath with shower over, hand basin in vanity unit, low level WC, opaque double glazed window to side aspect, inset ceiling lights, heated towel rail







### Cloakroom

Hand basin, low level WC, opaque double glazed window to side aspect

### Outside

To the front of the property there is a large brick weave driveway for multiple vehicles and small carport with two flower beds containing bushes & shrubs. To the rear there is an approx. south facing garden which is mainly laid to lawn with bushes, shrubs and plants, patio, two timber sheds, timber summer house

### Tenure

Freehold

### Services

Mains water, electricity, gas, drainage

### Council Tax

Band C

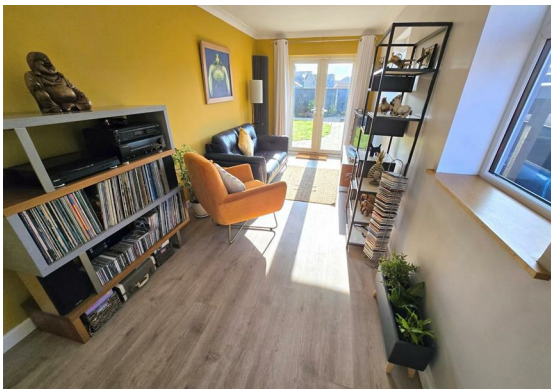
### Location

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.

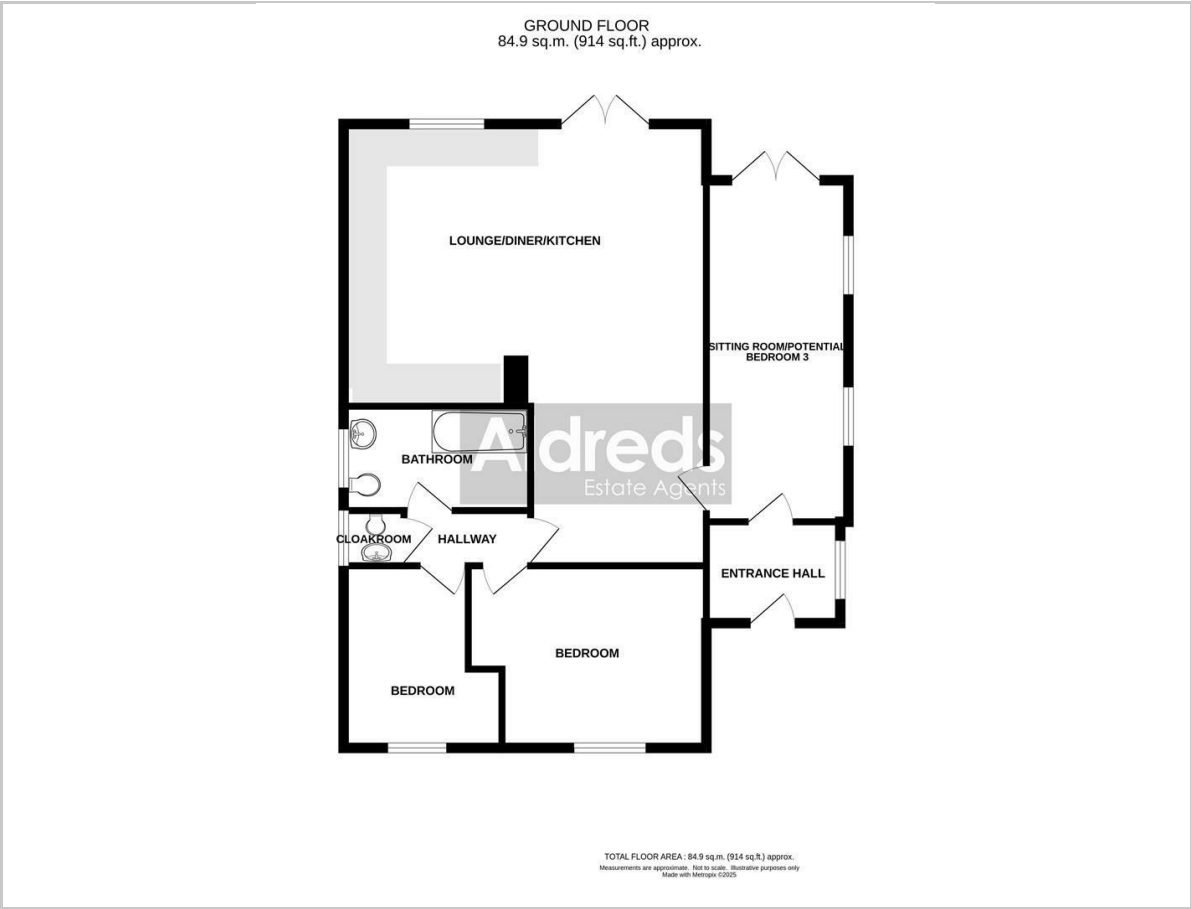
### Directions

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 High Street, turn left at the next mini roundabout, at the next mini roundabout with The Kings Arms turn left into West Road where the property can be found on the left

Ref Y12337/02/25



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

