

Aldreds
Estate Agents



62 Second Avenue
Caister-On-Sea, NR30 5NW
£375,000



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Aldreds are pleased to offer this superbly presented, extended detached bungalow in a prime location yards from the beach and adjacent to a regular bus service. The property would make an ideal retirement or family home due to the flexible deceptively spacious layout on offer comprising of an entrance porch, reception hall, living room with a wood burner, luxury kitchen opening out on to a dining room, small utility, rear hall, three double bedrooms, shower room and family bathroom. Outside there are wrap around sun trap, low maintenance gardens that have been designed to provide an ideal space to relax in with a large summerhouse/bar in the rear garden and off street parking. The property also benefits from double glazed windows and gas central heating. An early viewing is recommended.

Entrance Porch

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4'4" x 3'10" (1.33 x 1.19)

Part double glazed pvc entrance door, tiled flooring, internal door to:

Reception Hall

Radiator, wood effect laminate flooring access to the loft space, doors leading off to:

Living Room

18'9" x 12'4" (5.74 x 3.78)

Superb reception room with a chimney breast and inset cast iron wood burner, radiator, wall mount tv point, double glazed window to front aspect, double glazed French doors to rear.

Kitchen/Dining Room

Kitchen Area

14'10" x 9'1" (4.53 x 2.77)

Extensively fitted with a luxury kitchen comprising of grey gloss finish wall and matching base units with wood effect work surfaces over, double bowl stainless steel single drainer sink unit with mixer taps, built in electric double oven, four ring ceramic hob and extractor hood over, tiled flooring, part metro tiled walls, double glazed window to rear aspect, space and plumbing for a washing machine, radiator, open access to:

Dining Room

11'5" x 7'11" (3.50 x 2.43)

Double glazed French doors to rear, tiled flooring, tv point, radiator, door to rear hall and access to:

Utility

5'10" x 3'6" (1.78 x 1.09)

Double glazed window to side aspect, radiator, storage space.

Rear Hall

Part double glazed pvc door to rear courtyard, tiled flooring, doors leading off to:

Bedroom 3

10'1" x 8'10" (3.09 x 2.70)

Plus built in double wardrobe cupboard, tv point, radiator, double glazed French doors to rear.

Shower Room

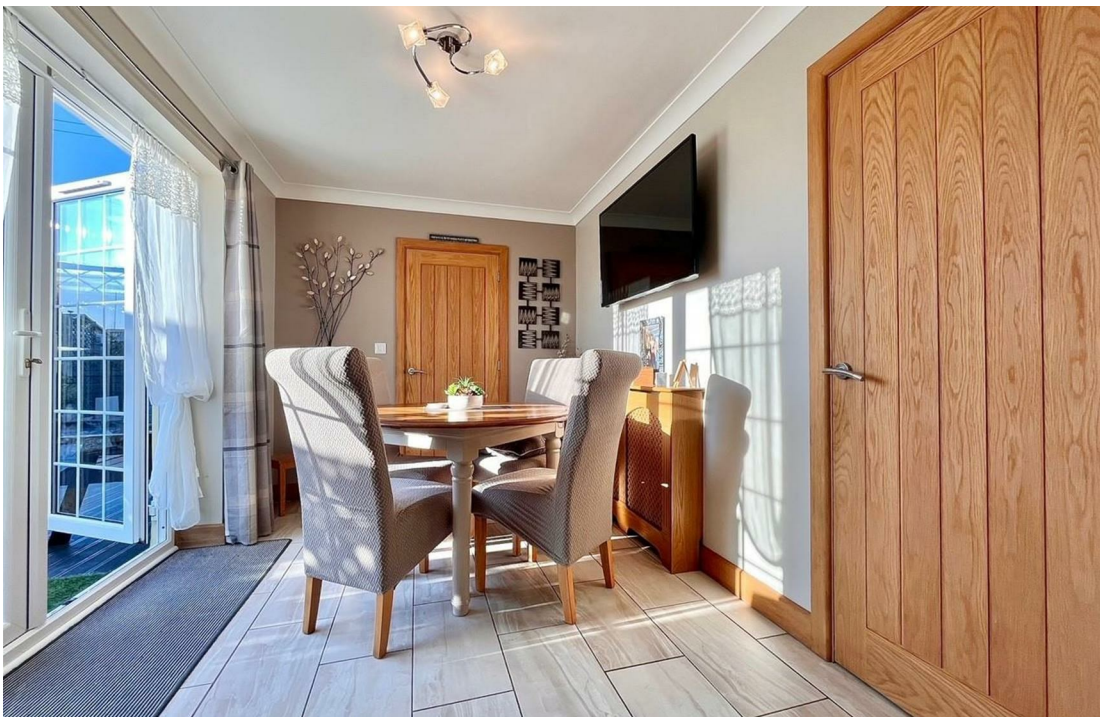
4'10" x 3'8" (1.48 x 1.14)

Corner quadrant tiled shower cubicle with electric shower fitting, low level wc, wash basin, tiled walls and flooring, extractor fan, chrome towel rail/radiator.

Agents Note

Due to the bedroom and shower room being accessed off of the rear hall with a separate access it would be possible to create an annexe to include the dining room if required.





Bedroom 1

13'11" x 9'1" (4.25 x 2.77)

Including fitted wardrobes to one wall with sliding mirrored doors, radiator, double glazed window to front aspect.

Bedroom 2

9'9" x 9'1" (2.99 x 2.79)

Plus built in twin double wardrobe cupboard, wall mount tv point, radiator, double glazed window to side aspect.

Family Bathroom

9'11" x 5'8" (3.03 x 1.75)

White suite comprising panelled bath with electric shower fitting over, low level wc, vanity unit with inset wash basin, tiled floor and walls, built in linen cupboard, extractor fan, chrome towel rail/radiator, frosted double glazed window to rear aspect.

Outside

The property has been well planned low maintenance garden which wraps around the bungalow providing various areas of sun trap seating to benefit from the all day sunshine. To the front a gate leads to a pathway and the lawned garden with side borders. Adjacent block pavior driveway parking and gated access in to the rear sun trap courtyard and down the side in to the main rear garden which has been designed to provide an ideal relaxing space with areas of decked terrace, artificial grass, barbecue area with seating and an additional covered seating area. At the bottom of the garden is a large summerhouse/bar with power, lighting, heating, wall mount tv point and corner bar. The rear garden is totally private and fully compliment this fantastic property.

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.

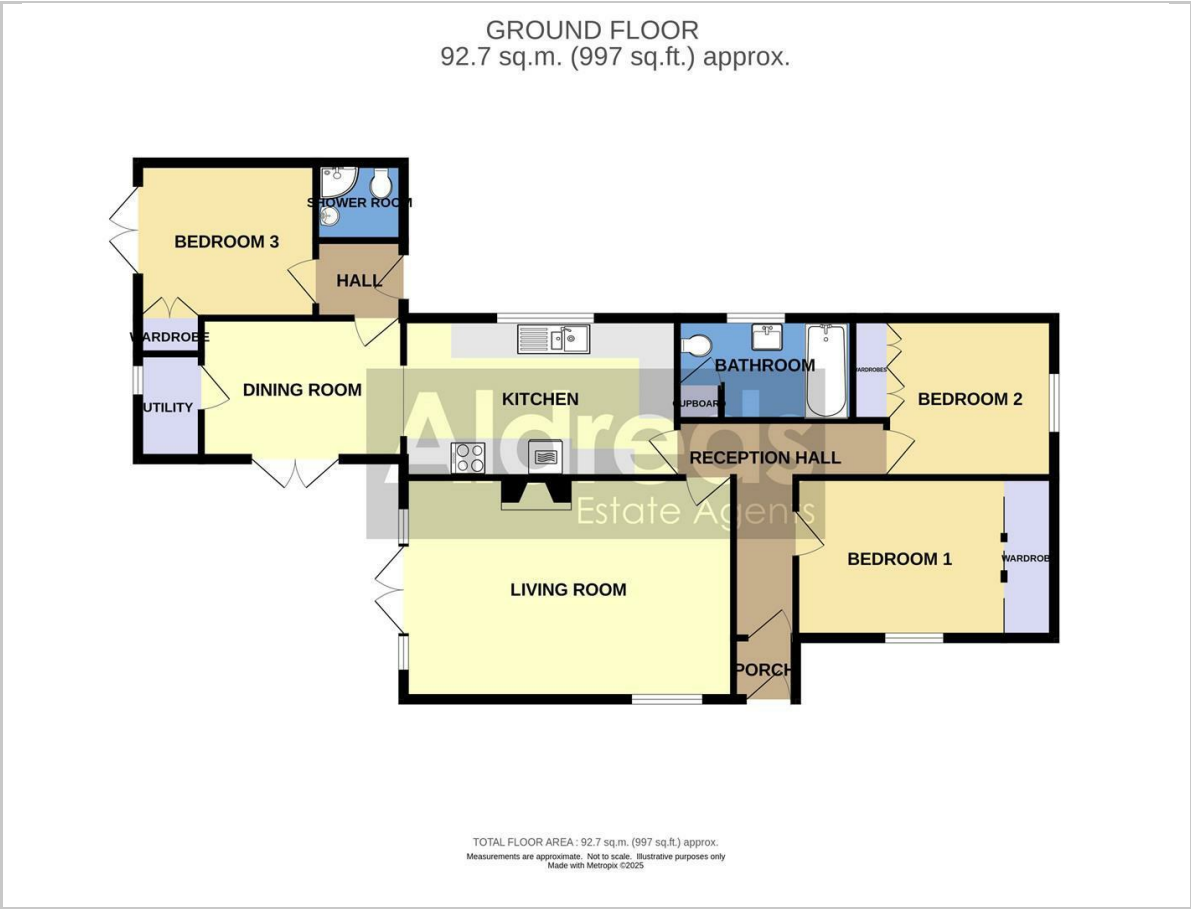
Directions

From the Yarmouth office proceed north along the A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout take the right hand exit 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, continue just past the Centurion Public House, turn right into Second Avenue, where the property can be found towards the far end on the right hand corner with Caister Sands Avenue.

Ref: Y12375/3/25/SV



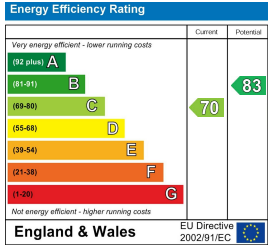
Floor Plan



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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