

Aldreds
Estate Agents



9 Jack Plummer Way
Caister-On-Sea, NR30 5WD
Guide Price £290,000



9 Jack Plummer Way

Guide Price £290,000-£300,000. Aldreds are pleased to offer this attractively presented, modern detached house on a generous corner plot with a private suntrap west facing rear garden. The property would make an ideal family home with accommodation comprising of an entrance porch leading to the entrance hall, lounge, dining room, conservatory, fitted kitchen, utility room and cloakroom on the ground floor. On the first floor a landing serves three bedrooms, en-suite shower room and newly installed family bathroom. Outside there is a driveway leading to a single garage and a low maintenance rear garden. The property also benefits from double glazed windows, gas central heating with a new boiler and is offered chain free.

Entrance Porch

6'0" x 3'8" (1.85 x 1.13)

Double glazed wood panelled entrance door, double glazed side screen, tiled flooring, door to:

Entrance Hall

Stairs to first floor, tiled flooring, radiator, door to:

Lounge

16'4" x 10'4" (4.99 x 3.16)

Including the marble backed open fireplace with wooden fire surround, two radiators, tv point, double glazed window to front, sliding double glazed patio doors to:

Conservatory

12'6" x 10'2" (3.82 x 3.12)

Brick and pvc double glazed construction with a pitched poly carbonate roof over, power points, radiator, tiled flooring, French doors to rear.

Dining Room

10'2" x 9'1" (3.12 x 2.78)

Tiled flooring, radiator, double glazed window to front aspect, door to:

Kitchen

9'8" x 9'1" (2.95 x 2.77)

Modern wall and matching base units with work surfaces over, space and plumbing for a dishwasher and recess for fridge/freezer, radiator, electric cooker point, part tiled walls, tiled flooring, fitted extractor hood, double glazed window to rear, single drainer sink unit, open access to:

Utility Room

5'11" x 5'1" (1.82 x 1.57)

Fitted base units with work surfaces over, space and plumbing for a washing machine, part tiled walls, single drainer stainless steel sink unit, double glazed window and door to rear.

Cloakroom

Low level wc, tiled floor, hand wash basin, extractor fan, radiator, tiled flooring.

First Floor Landing

Access to the insulated loft space, radiator, double glazed window to rear, doors leading off to:

Bedroom 1

10'10" x 9'2" (3.32 x 2.81)

Plus two banks of built in wardrobe cupboards, double glazed window to rear aspect, tv point, door to:

En-Suite Shower Room

9'3" x 5'11" (2.83 x 1.82)

Tiled shower cubicle with mains fed shower fitting, low level wc, vanity unit with wash basin, vinyl flooring, extractor fan, radiator, frosted double glazed window to front aspect.





Bedroom 2

9'2" x 8'0" (2.80 x 2.45)

Plus door recess and built in double wardrobe cupboard, double glazed window to front aspect, radiator.

Bedroom 3

10'5" x 6'10" maximum (3.18 x 2.10 maximum)

Including built in wardrobe cupboard, radiator, double glazed window to rear aspect.

Family Bathroom

8'4" x 6'3" (2.55 x 1.92)

Recently installed white suite with a curved panelled bath with mains shower and aqua panelled walls, vanity unit with inset wash basin, low level wc, vinyl floor, extractor fan, frosted double glazed window to front aspect, built in airing cupboard housing the new gas fired boiler.

Outside

To the front of the property is a shingled low maintenance garden with established planting. A side driveway provides off street parking and access to the brick and tiled pitched roof garage with roller blind door, power and lighting and personal door in to the garden. A gated access leads in to the rear garden which is extremely private and faces a westerly direction with areas of artificial grass, paved patio, timber decking with a pergola and a useful timber shed.

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.

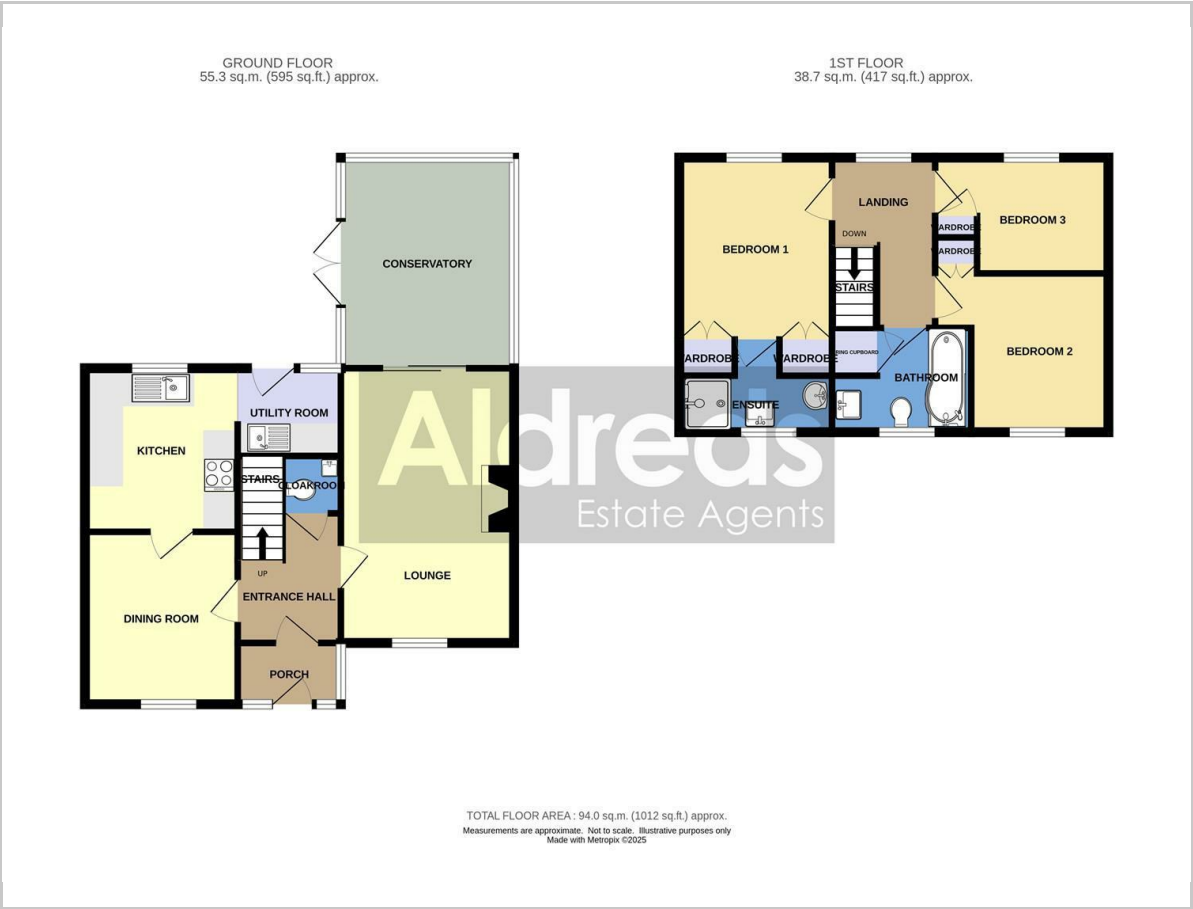
Directions

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 left into Covent Garden Road, continue towards the end, turn right into Jack Plummer Way, continue a short way along where the property can be found on the left hand side.

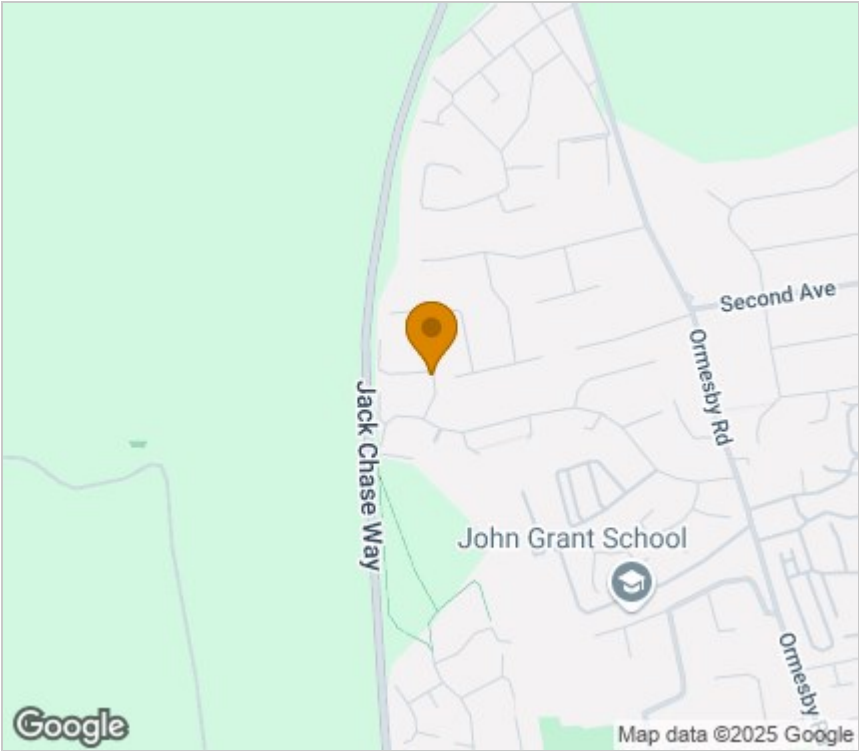
Ref: Y12379/4/25/SV



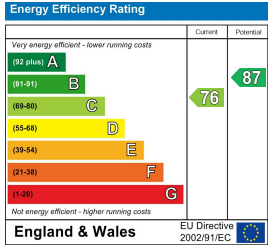
Floor Plan



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.

Disclaimer
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.