



Hafan Back Road
Winterton-On-Sea, NR29 4BG
Asking Price £325,000



Hafan Back Road

Aldreds are pleased to offer this individual, extended detached bungalow in a quiet tranquil setting in this much sought after coastal village within a couple of hundred yards of the Marrams and beach beyond. This delightful bungalow represents an ideal opportunity for a retirement home or holiday residence with a flexible blend of living space comprising of an entrance porch, entrance hall, dining/sitting room, living room, conservatory, modern fitted kitchen, three good sized bedrooms and bathroom with jacuzzi bath and separate shower. Outside a driveway provides off street parking and access to the attached single garage. To the front of the property is a small enclosed forecourt and to the rear a delightful and well stocked south facing garden. The property also benefits from double glazed windows, oil central heating and is offered chain free. Viewing is strongly recommended.

Entrance Porch

Part double glazed pvc entrance door, tiled flooring, radiator, built in cloaks storage cupboard, internal door to:

Entrance Hall

Built in shelved linen cupboard with a radiator, access to the loft space, shallow built in cupboard, doors leading off to:

Kitchen

13'3" x 7'5" (4.04 x 2.28)

Including a pantry cupboard, wood effect wall and matching base units with work surface over, white one and a half bowl single drainer sink unit, space and plumbing for a dishwasher, built in double electric oven, four ring ceramic hob and extractor hood over, part tiled walls, tiled flooring, double glazed window to rear aspect, recess for an American style fridge/freezer, access to:

Dining/Sitting Room

13'9" x 10'11" (4.20 x 3.34)

Double glazed window to rear aspect, radiator, tv point, wood effect laminate flooring, door to:

Rear Porch

Part double glazed pvc rear entrance door and double glazed windows, door to:

Lounge

14'6" x 10'11" (4.43 x 3.33)

Corner feature brick lined fireplace with timber mantle over and inset coal effect LPG wood burner style fire, wall mount tv point, radiator, double glazed French doors and windows to:

Conservatory

15'6" x 12'0" (4.73 x 3.68)

Brick and double glazed construction with pitched glass roof over, power and lighting, double glazed French doors to rear.

Bedroom 1

11'9" x 9'7" (3.59 x 2.94)

Including fitted bedroom furniture, double glazed window to front aspect, radiator.





Bedroom 2

11'3" x 9'8" (3.44 x 2.95)

Including fitted bedroom furniture, double glazed window to front aspect, radiator.

Bedroom 3

10'5" x 9'4" (3.20 x 2.87)

Double glazed window to side aspect, radiator.

Bathroom

8'9" x 6'4" (2.68 x 1.95)

White suite comprising Jacuzzi style panelled bath, low level wc, bidet, vanity unit with inset wash basin, tiled walls and flooring, tiled walk in shower cubicle with mains fed shower fitting, chrome heated towel rail/radiator, frosted double glazed window to front aspect, radiator.

Outside

To the front of the property a long driveway provides off street car parking and access to the attached single garage with up and over door, power and lighting, also housing the oil fired boiler and a personal door to the garden. The garden to the rear is a delightful sun trap with areas of paved patio flanked by established lawn with a variety of specimen planting and small trees bordering, The garden is fairly private, fully enclosed and faces a southerly aspect.

Tenure

Freehold

Services

Mains water, electric and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'B'

Location

Winterton-on-Sea is a coastal village approximately 9 miles north of Great Yarmouth with a sandy beach * Sand dunes * Nature Reserve * There is a selection of shops * Post Office * Public House * Primary School * Primary and High Schools are situated in Martham approximately 3 miles away * School buses operate in the area * Eastern Counties Bus services link the coastal village with Great Yarmouth.

Directions

On arriving in the coastal village of Winterton-on-Sea from Great Yarmouth on the Hemsby Road continue as the road runs into Bulmer Lane, continue to the church, turn right into Black Street, continue to the crossroads by the village shop, turn left into Back Road and after a short distance bear right in to the second section of Back Road where the property can be found after a short distance on the right hand side.

Ref: Y12380/4/25/SV



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

