

**Aldreds**  
Estate Agents



79 Eastern Avenue

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

£250,000





## 79 Eastern Avenue

### Caister-On-Sea, Great

NR32 9JH 01253 511111

Aldreds are pleased to offer this attractively presented, semi detached house in a quiet sought after cul de sac location close to the beach. This well maintained property would make an ideal family home with accommodation comprising of an entrance hall, living room, separate dining room, kitchen, utility and conservatory on the ground floor. On the first floor a landing serves three good sized bedrooms with two providing sea views to the front, there is also a bathroom and separate wc. Outside the front and rear gardens are of a generous size and well manicured with a westerly aspect to the rear and a long driveway providing off street parking. The property also benefits from double glazed windows, gas central heating and is offered chain free.

#### Entrance Hall

Part double glazed pvc entrance door, stairs to first floor, radiator, doors leading off to:

#### Living Room

16'10" x 10'1" (5.14 x 3.09)

Spacious living room with a brick built fireplace/display area, recess with storage cupboard, radiator, double glazed window to front aspect, tv point, part double glazed pvc door to:

#### Conservatory

8'3" x 6'6"/16'4" (2.53 x 2/05)

Timber and glazed construction with poly carbonate roof over and windows to rear, tiled flooring, open access in to:

#### Utility

7'8" x 5'6" (2.35 x 1.69)

Tiled flooring, lighting, walk in utility cupboard with storage space, door to rear and access to:

#### Kitchen

10'4" x 6'6" (3.17 x 2.00)

Fitted kitchen with white wall and matching base units with granite effect work surfaces over, single drainer stainless steel sink unit, recess with electric cooker, space and plumbing for a washing machine, part tiled walls, tiled flooring, radiator, double glazed window to rear, door to:

#### Dining Room

10'5" x 9'8" (3.18 x 2.96)

Brick built fireplace with inset electric fire, tv point, radiator, double glazed window to front aspect.

#### First Floor Landing

Double glazed window to rear aspect, radiator, built in airing cupboard housing the gas fired combination boiler, doors leading off to:

#### Bedroom 1

12'2" x 8'5" (3.73 x 2.57)

Plus built in wardrobe cupboard, double glazed window to front aspect providing distant sea views, radiator.







#### Bedroom 2

11'1" x 10'4" (3.38 x 3.16)

Plus wardrobe cupboard, double glazed window to front aspect providing distant sea views, radiator.

#### Bedroom 3

8'3" x 8'2" (2.53 x 2.49)

Plus wardrobe cupboard, double glazed window to rear aspect, radiator.

#### Bathroom

Suite comprising panelled bath, wash basin, radiator, part tiled walls, frosted double glazed window to rear aspect.

#### Separate WC

Low level wc, frosted double glazed window to rear aspect.

#### Outside

The property sits on a generous plot which is east/west facing. The front garden is accessed via wrought iron gates to a driveway providing off street parking. The main garden is laid to lawn and well planted with established borders. A gated access leads in to the rear garden where there is a paved patio area, timber shed and beyond the remainder of the garden which is again laid to lawn with established well planted borders. The rear garden offers private aspects.

#### Tenure

Freehold

#### Services

Mains water, electric, gas and drainage

#### Council Tax

Great Yarmouth Borough Council - Band 'B'

#### 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 roundabout turn right into Beach Road, continue towards the end of the road, turn left into Eastern Avenue and continue to the far end of Eastern Avenue passing the end of Braddock Road where the property can be found at the cul de sac end of the road on the left hand side.

Ref: Y12383/4/25/SV



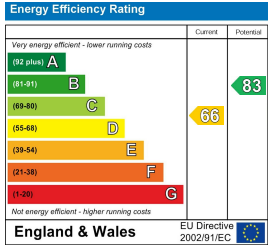
Floor Plan



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.

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