

**Aldreds**  
Estate Agents



6 Weston Rise

Caister-On-Sea, NR30 5AT

£250,000





## 6 Weston Rise

Aldreds are pleased to offer this deceptively spacious detached bungalow in a popular quiet location off West Road. The property would benefit from some cosmetic refurbishment and would make an ideal retirement property with accommodation comprising of an entrance hall, lounge, kitchen/breakfast room, conservatory, two double bedrooms and a bathroom. Outside there is a driveway, car port and garage and generous established rear garden. The property also benefits from double glazed windows, gas central heating and is offered chain free.

### Entrance Hall

Part glazed wood panelled entrance door, built in cloaks storage cupboard, tiled flooring, radiator, access to the loft space, doors leading off to:

### Lounge

15'0" x 10'8" (4.58 x 3.26)

Double aspect room with a stone fireplace and inset coal effect electric fire, double glazed windows to front and side aspects, radiator, tv point.

### Kitchen/Breakfast Room

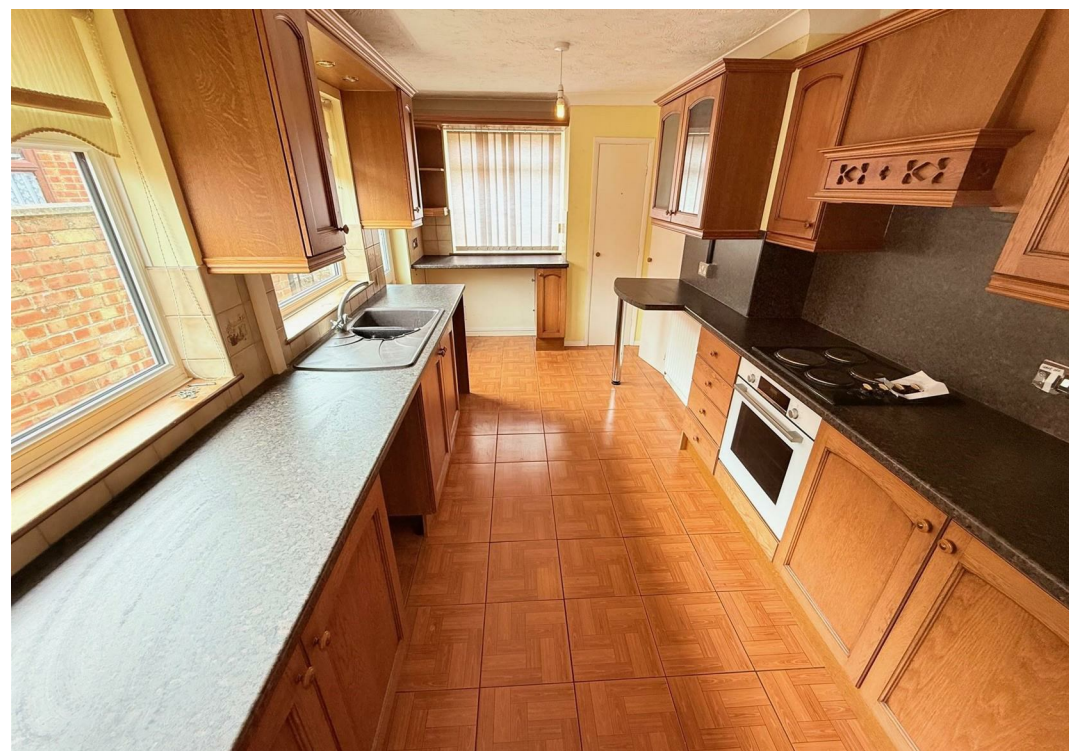
18'2" x 10'8" maximum (5.54 x 3.26 maximum)

Extensively fitted with medium oak fronted wall and base units with work surfaces over and matching upstands, built in electric oven and four ring electric hob with incorporated extractor hood over, three double glazed windows, space and plumbing for a washing machine, tiled flooring, radiator, small breakfast bar, one and a half bowl sink unit, part frosted double glazed pvc entrance door, cupboard housing the gas boiler, additional pantry cupboard.

### Bedroom 1

12'11" maximum x 10'8" (3.94 maximum x 3.26)

Including built in bedroom furniture and storage recess, double glazed window to rear aspect.







### Bedroom 2

9'10" x 8'10" (3.02 x 2.71)

Radiator, sliding double glazed patio doors to:

### Conservatory

10'9" x 8'11" (3.30 x 2.72)

Brick and pvc double glazed construction with pitched polycarbonate roof over, tv point, radiator, power points and lighting, tiled flooring.

### Bathroom

White suite comprising cast iron panelled bath with mains fed shower fitting over, low level wc, pedestal wash basin, part tiled walls, tiled flooring, radiator, frosted double glazed window to side aspect.

### Outside

To the front of the property is a lawned garden with adjacent concrete driveway leading to a car port and the garage beyond 4.79m x 2.52m with up and over door, power and lighting, personal door in to the garden. The rear garden is private with a paved patio and the remainder of the garden being lawned and slightly overgrown. Timber shed.

### Tenure

Freehold

### Services

Mains water, electric, gas and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'C'

### Location

### Directions

Ref: Y12409/5/25/SV



Floor Plan

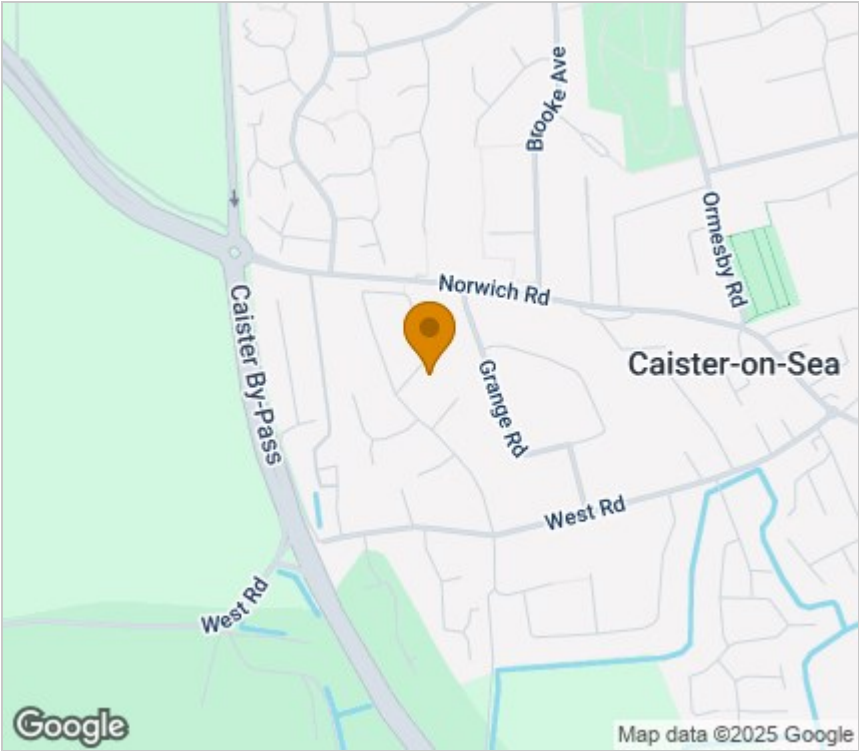


Viewing

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

