

Aldreds
Estate Agents



14 John Woodhouse Drive

Caister-On-Sea, NR30 5WE

Price Guide £290,000 - £300,000



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GUIDE PRICE £290,000 - £300,000 Aldreds are pleased to offer this immaculately presented, modern detached house located in a cul de sac position. The property has very very well maintained and offers accommodation comprising of an entrance hall, lounge, cloakroom, modern kitchen/dining room, utility room and conservatory on the ground floor. On the first floor a landing serves three double sized bedrooms all with built in wardrobes with the master bedroom having an en-suite shower room. There is also an additional family bathroom. Outside private front and rear gardens fully compliment this stunning house with a driveway leading to a garage and the benefit of additional parking. The property also has gas central heating and double glazed windows throughout. An early viewing is strongly recommended.

Entrance Hall

Part double glazed composite entrance door, radiator, telephone point, stairs to first floor, fitted carpet, doors leading off to:

Lounge

13'5" x 10'11" (4.10 x 3.33)

Plus a double glazed bay window to front aspect, radiator, tv point, fitted carpet.

Cloakroom

Low level wc, vanity unit with inset wash basin, tiled flooring, radiator, tiled walls, frosted double glazed window to side aspect.

Kitchen/Dining Room

18'8" x 10'11" (5.71 x 3.33)

Extensively fitted with a range of quality gloss finish wall and matching base units with wood grain work surfaces over, single drainer stainless steel sink unit, space and plumbing for a dishwasher, part tiled walls, built in electric oven, four ring gas hob and extractor hood over, double glazed window to rear, tv point, breakfast bar divider, under stairs cupboard, wood effect vinyl flooring, radiator, double glazed French doors to the conservatory, open access to:

Utility Room

6'0" x 5'2" (1.83 x 1.59)

Matching range of gloss finish wall and base units with wood grain finish work surfaces over, part double glazed rear entrance door, space and plumbing for a washing machine, wood effect vinyl flooring, wall mounted gas boiler, part tiled walls.

Conservatory

9'5" x 8'7" (2.89 x 2.62)

Brick and pvc double glazed construction with tinted poly carbonate roof over, fitted blinds, fitted carpet, power and lighting, double glazed French doors to rear.

First Floor Landing

Built in airing cupboard housing the Boilermate hot water cylinder, access to the loft space, fitted carpet, doors leading off to:

Bedroom 1

11'10" x 10'11" (3.63 x 3.33)

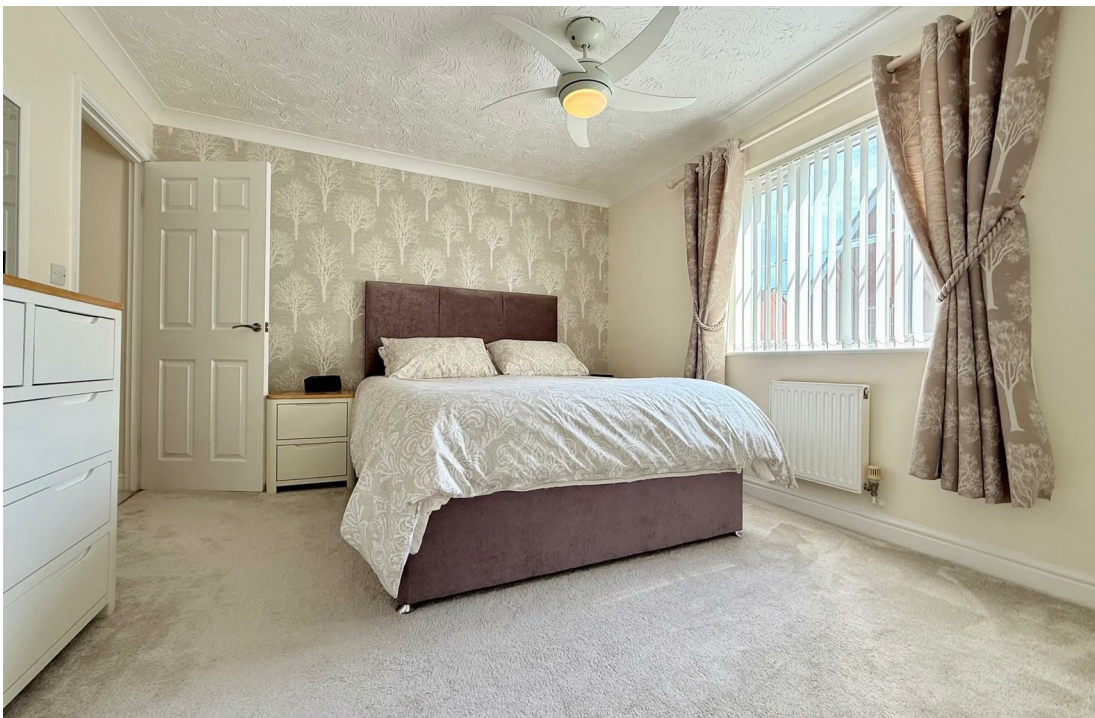
Plus built in twin double wardrobe cupboards, radiator, tv point, fitted carpet, double glazed window to front aspect, door to:

En-Suite Shower Room

6'5" x 4'7" (1.98 x 1.41)

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





Bedroom 2

10'5" x 7'10" (3.18 x 2.41)

Including a fitted wardrobe cupboard, radiator, tv point, double glazed window to rear aspect, fitted carpet.

Bedroom 3

8'2" x 7'10" (2.49 x 2.41)

Including a fitted wardrobe cupboard, double glazed window to rear aspect, radiator, fitted carpet.

Family Bathroom

6'5" x 6'5" (1.98 x 1.98)

Quality modern white suite comprising a panelled bath with shower mixer tap, low level wc with concealed cistern, vanity unit with inset wash basin, chrome towel rail/radiator, frosted double glazed window to side aspect, tiled flooring, part tiled walls.

Outside

To the front of the property is a low maintenance garden area with pathway to the entrance and low hedge screening. At the rear the garden is laid to lawn with established borders and a paved patio area. The rear garden is enclosed by timber panelled fencing set in brick piers with a gate leading to the rear block pavior driveway and brick and tiled pitched roof garage with roller blind door, power and lighting. Adjacent to the property is an additional area of ground which is within the title that provides additional car parking.

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.

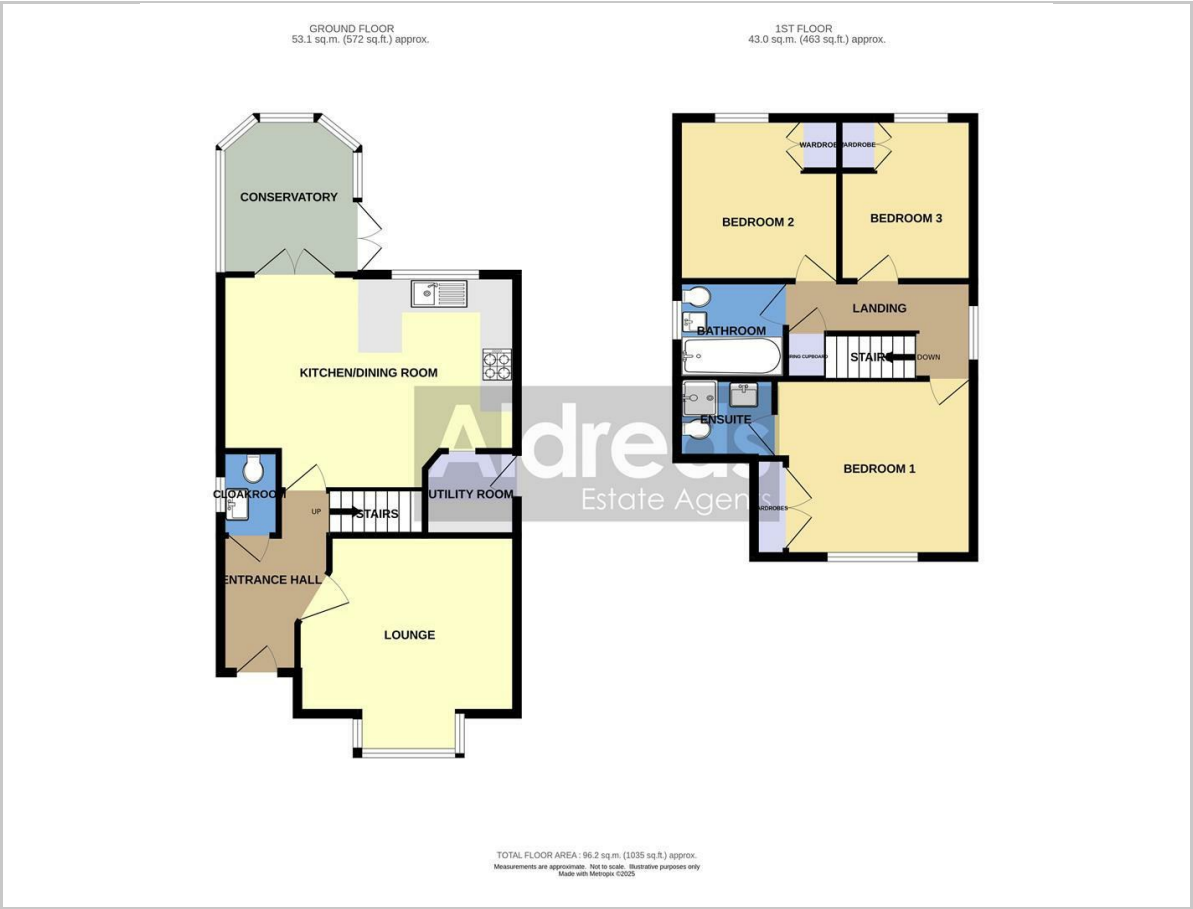
Directions

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, turn left at the mini roundabout, at the next mini roundabout turn right, at the traffic lights turn right into Ormesby Road, continue to the Haven Holiday camp turn left into Covent Garden Road, continue towards the end of the road, turn right into Jack Plummer Way, turn left into John Woodhouse Drive and follow the road down where the property can be found on the right hand corner.

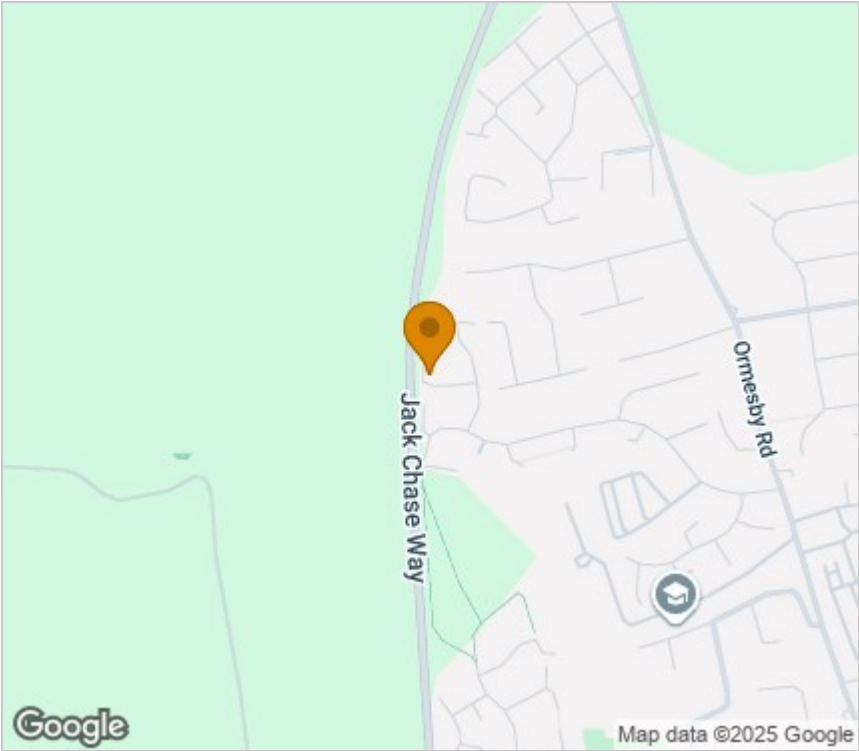
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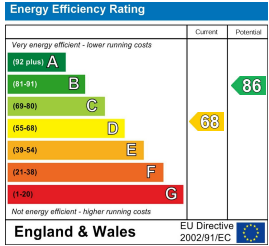
Floor Plan



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
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17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ
Tel: 01493 844891 Email: yarmouth@aldreds.co.uk <https://www.aldreds.co.uk/>
Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ
Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA