

Aldreds
Estate Agents



40 Caister Road
Great Yarmouth, NR30 4DH
£275,000



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Aldreds are pleased to offer this rare opportunity to acquire this deceptively spacious, mature detached bungalow on a good sized plot in a sought after location. The property has been well maintained and offers a generous living space comprising of an entrance hall, living room, kitchen/dining room, conservatory, two double bedrooms and a shower room. Outside a sweeping driveway provides ample parking and extends down to the timber garage/workshop and low maintenance gardens. The property also benefits from double glazed windows, gas central heating and is offered chain free.

Entrance Hall

Part double glazed pvc entrance door, radiator, access to the loft space, doors leading off to:

Living Room

14'1" x 12'0" (4.30 x 3.66)

Plus double glazed bay window to front aspect and including the red brick chimney breast with an inset coal effect fitted gas fire, tv point, radiator, fitted carpet.

Kitchen/Dining Room

14'10" x 12'0" (4.53 x 3.66)

Fitted kitchen with solid oak fronted wall and matching base units with work surfaces over, single drainer sink unit, gas cooker with extractor hood over, space and plumbing for a washing machine, part tiled walls, built in airing cupboard housing the gas boiler and hot water cylinder, double aspect double glazed windows, radiator, part double glazed pvc door to:

Conservatory

12'4" x 7'2" (3.76 x 2.20)

Brick and pvc double glazed constructions with poly carbonate roof over, sliding double glazed patio doors to rear, tiled flooring.

Bedroom 1

16'0" x 12'0" (4.88 x 3.66)

Including fitted wardrobes, radiator, double glazed window to front aspect, fitted carpet.





Bedroom 2

10'11" x 10'0" (3.35 x 3.05)

With concealed chimney breast, double glazed window to rear aspect, radiator, fitted carpet.

Shower Room

8'2" x 4'11" (2.51 x 1.52)

Tiled shower cubicle with mains fed shower fitting, low level wc, pedestal wash basin, radiator, frosted double glazed window to side aspect.

Outside

The property sits on a generous plot to the front of which double gates give access to a concrete driveway/turning area and lawned garden. The driveway extends down the side of the bungalow and in to the rear garden where there is a timber garage/workshop, lawned garden, additional storage sheds and a greenhouse. There is also a disabled access ramp to the conservatory.

Tenure

Freehold

Services

Mains water, electric, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'C'

Location

Great Yarmouth is the largest resort on the East Norfolk coast with its Historic Market Place and varied selection of shops. The town has a busy port and the rivers Yare and Bure give access to the Norfolk Broads. There are Museums * Race Course * Greyhound Stadium * Schools for all ages * District Hospital approximately 5 miles south. Bus and rail services connect with Norwich.

Directions

From the Yarmouth office head north along North Quay, continue over the roundabout, continue into Lawn Avenue, continue over the traffic lights into Caister Road where the property can be found on the right hand side.

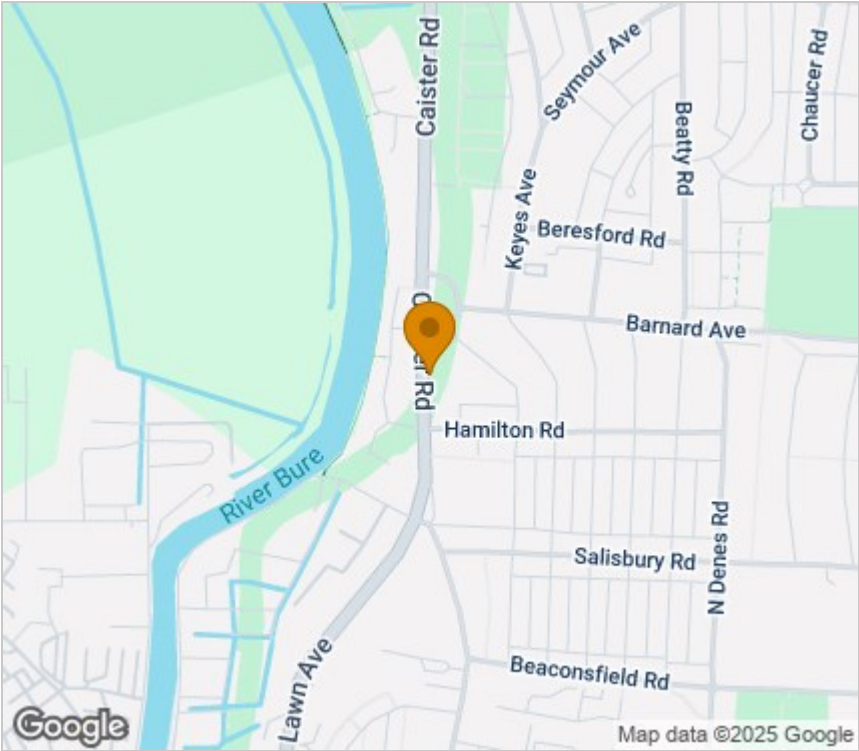
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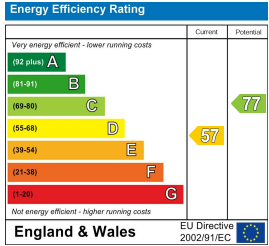
Floor Plan



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.

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