

Aldreds
Estate Agents



19 Winifred Way
Caister-On-Sea, NR30 5PB
£275,000



19 Winifred Way

Caister-On-Sea, NR30 5PB

Aldreds are pleased to offer this deceptively spacious, extended semi detached bungalow in a sought after location close to local amenities, the beach and nearby regular bus service. The property offers a flexible layout of accommodation comprising of an entrance hall, through lounge/dining room, conservatory, kitchen/breakfast room, three good sized bedrooms and a bathroom. Outside there is a long driveway leading to the car port & single garage with low maintenance gardens to the front and rear, with a private suntrap south facing garden to the rear. The property also benefits from double glazed windows and gas central heating. An early viewing is recommended.

Entrance Hall

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

Lounge/Dining Room

23'9" x 10'11" (7.24 x 3.35)

Dining Area

Chimney breast, radiator, fitted carpet, open access through to:

Lounge Area

Wall mount tv point, radiator, fitted carpet, double glazed French doors to:

Conservatory

9'10" x 9'5" (3.00 x 2.89)

Double glazed pvc conservatory with tinted poly carbonate roof, double glazed door to rear, radiator, power points, vinyl flooring.

Kitchen/Breakfast Room

15'0" x 9'5" (4.59 x 2.89)

Extensively fitted with a range of medium oak fronted wall and matching base units with polished finish work surfaces over, recess housing the range cooker with tiled splashback and extractor hood over, wall mounted gas boiler, inset white ceramic Butler's sink, space and plumbing for a washing machine and tumble dryer, radiator, tile effect laminate flooring, part double glazed pvc door to side, double glazed window to rear aspect.

Bedroom 1

12'11" x 10'2" (3.94 x 3.11)

Double glazed window to front aspect, radiator, tv point, fitted carpet.

Bedroom 2

10'2" x 8'11" (3.12 x 2.73)

Double Glazed window to side aspect, radiator, tv point, fitted carpet.





Bedroom 3

9'5" x 7'0" (2.88 x 2.14)

Plus built in double storage cupboard and additional adjacent storage cupboard, wood effect laminate flooring, double glazed window to front aspect, radiator.

Bathroom

White suite comprising corner panelled bath with shower mixer tap, twin shower heads over, vanity unit with inset wash basin, low level wc, tiled walls and flooring, frosted double glazed window to side aspect, spot lighting.

Outside

To the front of the property is a low maintenance shingled/paved garden area with planted borders and pathway leading to the entrance. A side concrete driveway provides ample parking and leads to the car port and brick and tiled single garage beyond 6.32m x 3.06m with electric roller blind door, power and lighting and personal door to the rear garden. The rear garden has been designed for low maintenance and provides an ideal space to relax in with a raised lawned garden and suntrap decked terrace which drops down to an area where there is a sunken pond with low maintenance borders. There is also a timber shed and outside bar. The rear gardens are enclosed by timber panelled fencing and offer 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 our Great Yarmouth Office, proceed North along the A149 Caister Road, past the Yarmouth Stadium, at the roundabout take the left hand exit onto the Caister Bypass, continue over the next roundabout into Jack Chase Way, at the Grange Hotel roundabout take the right hand exit into Ormesby Road, follow the sign back into Caister Village, just before the Centurion Public House, turn left into Second Avenue, turn first left into Winifred Way and follow the road as it bears round to the right, where the property can be found on the right hand side.

Ref: Y12511/09/25/CF



Floor Plan

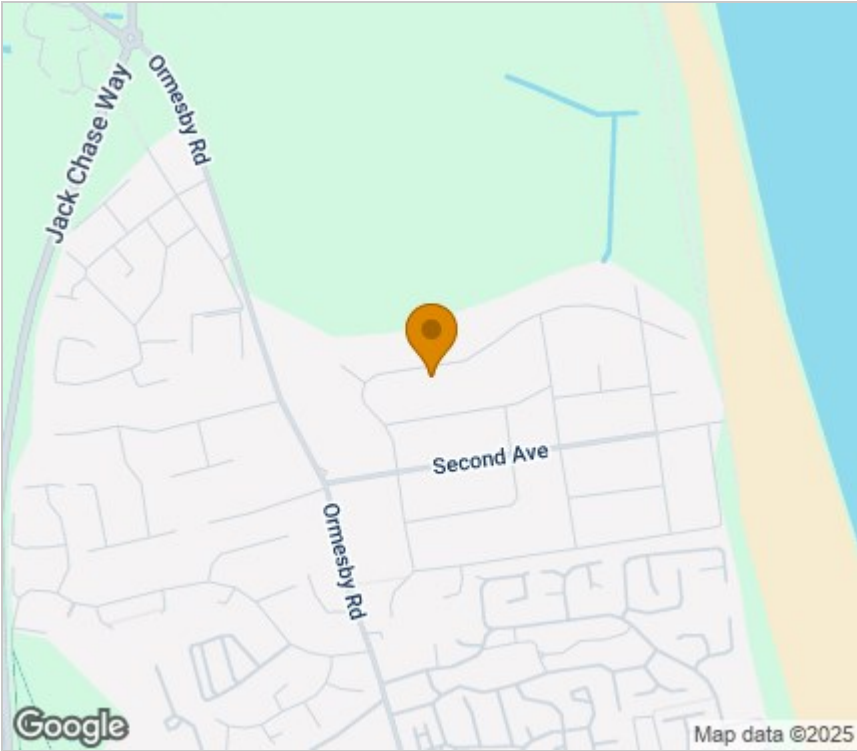


Viewing

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.

Disclaimer
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

Area Map



Energy Efficiency Graph

