

**Aldreds**  
Estate Agents



14 Biscay Gardens  
Caister-On-Sea, NR30 5TW  
£300,000





# 14 Biscay Gardens

Caister-On-Sea, NR30 5TW

Aldreds are pleased to offer this immaculately presented, detached house in a popular quiet cul de sac location. The property has been superbly improved and is finished to a very high standard with a flexible living space comprising of an entrance hall, lounge, kitchen/breakfast room with built in appliances, garden room and dining/sitting room that could be adapted for a fourth bedroom. On the first floor a landing serves a master bedroom with replacement en-suite shower room, two further bedrooms and a modern quality bathroom. Outside there is a generous landscaped garden and driveway parking. The property also benefits from replacement double glazed windows, gas central heating and pleasant stylish interior. An early viewing is strongly recommended.

## Entrance Hall

Part double glazed coloured composite entrance door, tiled flooring, radiator with cover, carpeted stairs to first floor, door to:

## Lounge

15'8" x 10'4" (4.78 x 3.15)

Double glazed window to front aspect, radiator, tv point, decorative strip panelling to one wall, fitted carpet, door to:

## Kitchen/Breakfast Room

13'5" x 11'9" (4.09 x 3.59)

Extensively fitted with a range of walnut finish wall and matching base units with grey work surfaces and matching upstands over, single drainer sink unit, electric single oven with integrated microwave above, four ring gas hob and incorporated extractor hood, breakfast bar, integrated washing machine, integrated dishwasher, radiator, tiled flooring, deep under stairs cupboard, double glazed window to rear open access in to the garden room and access to:

## Dining/Sitting Room

16'0" x 8'2" (4.89 x 2.50)

double aspect double glazed windows to front and rear, radiator, tv point.

## Garden Room

12'5" x 9'3" (3.81 x 2.82)

Brick and pvc double glazed construction with pitched thermal roof over, tiled flooring, electric heater, power and lighting, French doors to rear.

## First Floor Landing

Access to the loft space, new fitted carpet, doors leading off to:

## Bedroom 1

11'6" x 10'5" maximum (3.52 x 3.20 maximum)

Including a fitted double wardrobe, decorative strip panelling to one wall, new fitted carpet, two radiators, two double glazed windows to front aspect, door to:

## En-Suite Shower Room

5'3" x 5'0" (1.62 x 1.54)

Quality re-fitted shower room with aqua panelled corner quadrant shower cubicle with electric shower fitting, low level wc, vanity unit with inset wash basin, tiled flooring, chrome towel rail/radiator, extractor fan, frosted double glazed window to front aspect.

## Bedroom 2

10'5" x 7'8" (3.19 x 2.36)

Plus a built in wardrobe cupboard, new fitted carpet, radiator, double glazed window to rear aspect.







### Bedroom 3

10'1" x 5'6" (3.08 x 1.70)

Double glazed window to rear aspect, radiator, new fitted carpet.

### Family Bathroom

7'1" x 5'6" (2.18 x 1.68)

Quality suite comprising panelled bath, low level wc, vanity unit with inset wash basin, oak effect splashback panelling to walls, frosted double glazed window to side aspect, radiator, tiled flooring.

### Outside

To the front of the property is a tarmac driveway/turning area and additional block pavior parking/garden area. A gated access leads to the rear of the property where there is a generous sized garden which has been landscaped and laid with two main areas to relax in with a wide paved patio and corner timber decked terrace with railings. The remainder of the garden is lawned with established borders and two useful sheds.

### 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.

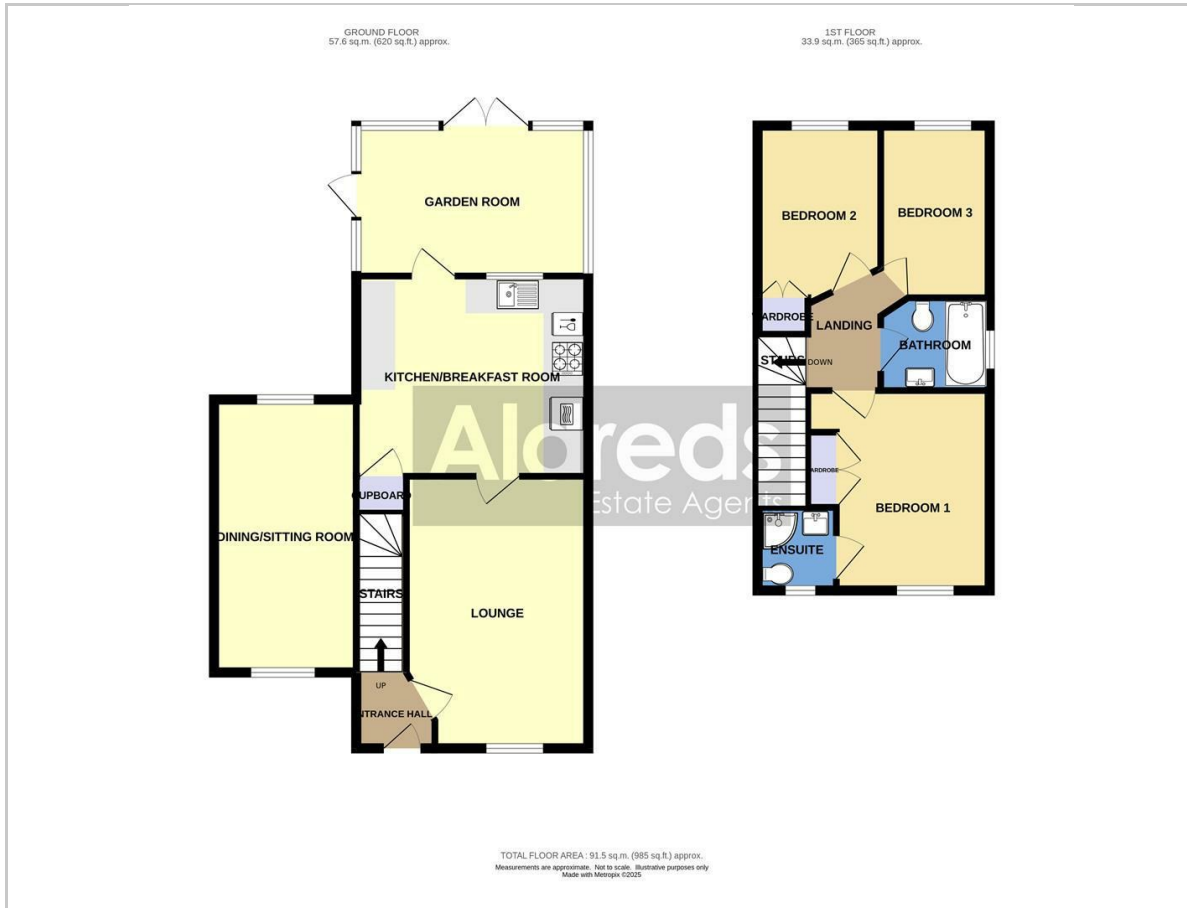
### Directions

From the Yarmouth office head north along the A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout turn left onto the Caister Bypass, continue over the next roundabout into Jack Chase Way, turn right into Prince of Wales Road, take the first left into Diana Way, continue to the top of Diana Way and take the third turning on the right in to Biscay Gardens

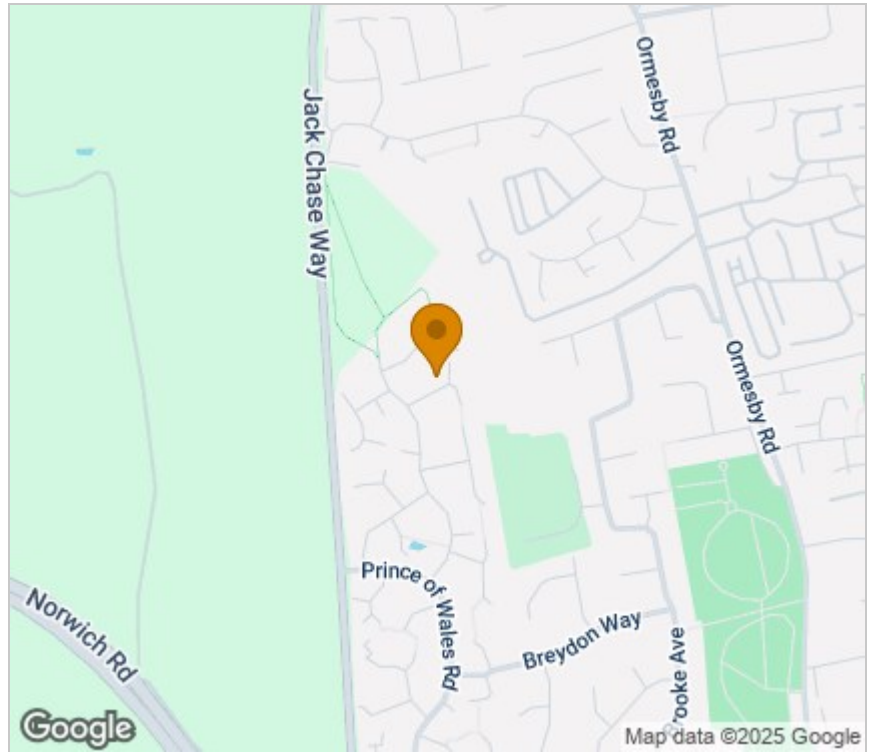
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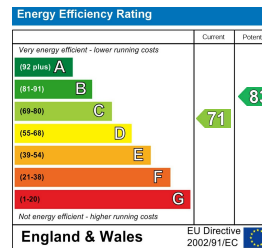
## Floor Plan



## 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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