



13 Byron Way

Caister-On-Sea, Great Yarmouth, NR30 5RW

Asking Price £350,000



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Aldreds are pleased to offer this well maintained and attractively presented, extended detached family house in a sought after quiet cul de sac location providing easy access in to the village centre, The property sits on a generous plot and offers a spacious entrance hall, lounge, dining room, modern fitted kitchen, rear lobby, cloakroom and utility cupboard. On the first floor there are four good size bedrooms and a modern family bathroom. Outside the front drive offers ample parking and access to the single garage, and an established larger than average rear garden. The property also benefits from double glazed windows, gas central heating and is offered with no onward chain.

Entrance Hall

Part double glazed pvc entrance door, utility cupboard with space and plumbing for a washing machine, stairs to first floor with under stairs cupboard, radiator, wood effect flooring, doors leading off to:

Lounge

20'8" x 10'4" (6.32 x 3.16)

Including a feature stone fireplace with matching side display and inset electric coal effect fire, double aspect with sliding double glazed patio doors to rear and double glazed window to front aspect, tv point, radiator.

Dining Room

13'10" x 9'10" (4.23 x 3.02)

Including the chimney breast and adjacent storage recess, double aspect double glazed windows, radiator, wood effect flooring, sliding doors to:

Kitchen

9'10" x 9'6" (3.00 x 2.90)

Re-fitted with a modern navy blue finish shaker style kitchen with wall and matching base units with white square edge work surfaces and matching splashbacks over, built in electric oven, four ring ceramic hob, stainless steel splashback panel and modern stainless steel extractor hood over, built in microwave oven, white single drainer ceramic sink unit, integrated dishwasher, tile effect laminate flooring, vertical radiator, double glazed window to side aspect, door to:

Rear Lobby

Cupboard housing the gas boiler, part double glazed pvc door to rear, door to:

Cloakroom

Low level wc, hand wash basin, frosted double glazed window to side aspect, tiled flooring, built in storage cupboard.

First Floor Landing

Access to the loft space, access to the loft space, doors leading off to:

Bedroom 1

11'5" x 10'2" (3.48 x 3.12)

Including fitted bedroom furniture with wardrobes, bedside cabinets and a dressing table, radiator, double glazed window to front aspect.





Bedroom 2

12'6" x 9'10" (3.83 x 3.00)

Double glazed window to rear aspect, radiator, tv point.

Bedroom 3

11'5" x 8'9" (3.49 x 2.68)

Double glazed window to rear aspect, radiator.

Bedroom 4

8'0" x 6'8" (2.46 x 2.04)

Plus over stairs storage recess, radiator, double glazed window to front aspect.

Family Bathroom

8'9" x 5'8" (2.67 x 1.73)

White suite comprising corner Jacuzzi bath with electric shower over, vanity unit with inset wash basin, low level wc, part tiled walls, tiled flooring, towel rail/radiator, extractor fan and spot lights, frosted double glazed window to side aspect.

Outside

The property sits on a larger than average generous established plot with a lawned front garden and established side borders, adjacent concrete driveway providing ample parking and access to the single garage with electric roller blind door, power and lighting, personal door to the side. Attached to the rear of the garage is a useful workshop/store. A gated access leads in to the rear of the property with there is a raised timber decked terrace that steps down to a lawned garden with established side borders. At the bottom of the garden is an additional suntrap paved patio and timber shed. The garden is fully enclosed and very private.

Tenure

Freehold

Services

Mains water, electric, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'D'

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

Leave Great Yarmouth heading north, just after the stadium turn left at the roundabout on to Caister Bypass, at the next roundabout turn right in to Norwich Road, turn second left in to Brooke Avenue. Continue along Brooke Avenue and turn first right in to Byron Way.

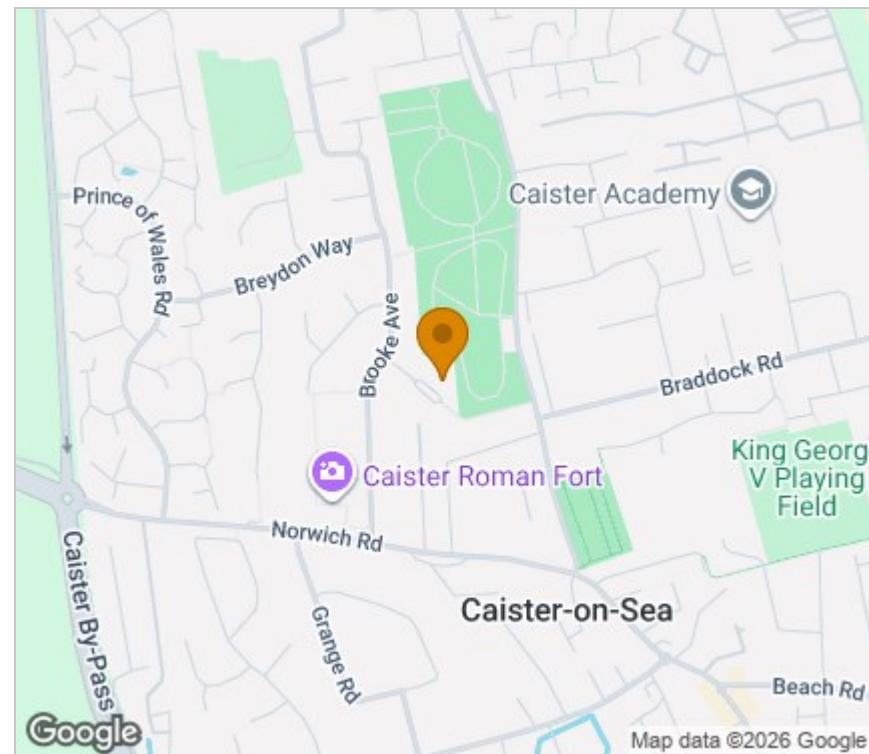
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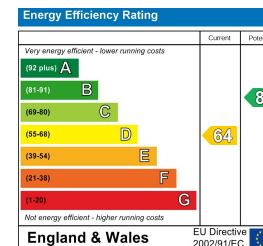
Floor Plan



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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