



90 Yarmouth Road  
Caister-On-Sea, Great Yarmouth, NR30 5BT  
£590,000



## 90 Yarmouth Road

Aldreds are pleased to offer this rare opportunity to acquire a substantial detached chalet style residence with a former hardware store, which sits on a site of approximately 0.8 acres of land which offers superb potential for further development (subject to planning permission). The site is situated in the very heart of the village and the main property offers a flexible living space comprising of an entrance hall, lounge, dining room, sitting room, new fitted kitchen, ground floor bedroom and three first floor bedrooms, ground floor shower room and first floor bathroom. Adjacent to the property fronting on to the main road is the former hardware store offering a variety of potential uses. An early viewing is strongly recommended.

### Main Property

#### Entrance Porch

Glazed entrance door, Herringbone wood effect laminate flooring, stairs to first floor with under stairs cupboard, radiator, telephone point, doors leading off to:

#### Kitchen

12'1" x 9'10" (3.70 x 3.01)

Extensively fitted with a new white gloss finish kitchen comprising wall and matching base units with grey work surface over and matching upstands, one and a half bowl stainless steel sink unit, space and plumbing for a washing machine, built in electric double oven, four ring ceramic hob with glass panel splashback, recesses for a fridge and freezer, double aspect windows, tile effect laminate flooring, radiator, door to:

#### Dining Room

11'10" x 11'0" (3.63 x 3.36)

Including the chimney breast and adjacent built in airing cupboard housing the hot water cylinder, tile effect laminate flooring, secondary double glazed window to rear aspect, radiator, door to:

#### Lounge

18'5" x 13'4" (5.62 x 4.07)

Including the chimney breast with tiled open fireplace, solid wood flooring, secondary double glazed window to rear aspect, radiator, tv point, open access to:

#### Sitting Room

24'6" x 11'10" (7.47 x 3.63)

A very spacious room that could be divided in to two rooms to provide an additional bedroom if required, double aspect secondary double glazed windows, two radiators, wall lights, tv point.

#### Bedroom 4

10'7" x 9'4" (3.24 x 2.87)

Herringbone wood effect laminate flooring, secondary double glazed window to front aspect, radiator, tv point.

#### Side Entrance Conservatory

10'6" x 7'8" (3.22 x 2.36 )

Brick and frosted glazed construction with pvc frosted double glazed entrance door, could be used as a utility room with doors leading off in to the kitchen and:

#### Shower Room

7'1" x 6'2" (2.18 x 1.89)

Tiled shower cubicle with shower fitting, low level wc, vanity unit with wash basin, built in storage cupboard, tiled walls, frosted window, radiator.

#### First Floor Landing

Fitted carpet, doors leading off to:

#### Bedroom 1

12'7" x 10'11" maximum (3.85 x 3.35 maximum)

Double aspect windows (one pvc double glazed), radiator, eaves storage cupboard.





#### Bedroom 2

11'2" x 9'6" (3.41 x 2.92)

Including a bank of fitted wardrobe cupboards, radiator, pvc double glazed window to side aspect, eaves storage cupboard.

#### Bedroom 3

8'10" x 8'7" (2.70 x 2.62)

Window to rear aspect.

#### Family Bathroom

7'7" x 5'5" (2.33 x 1.66)

Coloured suite comprising panelled bath, low level wc, pedestal wash basin, frosted double glazed window to front aspect, tiled walls, radiator.

#### Two Storey Former Hardware Store

96'6" x 18'7" narrowing to 15'7" (29.42 x 5.68 narrowing to 4.75)

The former hardware store is split in to the main front shop area which extends through to the rear of the building. On the first floor is a storage area and office. Attached to the rear of the shop area are two workshops/garaging with double doors power and lighting. (It should be noted that some parts of the former hardware shop are in need of repair). Beyond the rear of the shop is a kitchen area and attached wc. The former hardware store offers potential for a variety of uses to be combined with the main property for potential development (subject to usual consents).

#### Outside

The main property sits in the middle of a wrap around plot with a mixture of lawn and extensive driveway providing parking and storage for several vehicles. There is also a garage with outside store and adjacent boiler house. The rear of the property faces a westerly direction.

#### Tenure

Freehold

#### Services

Mains water, electric and drainage.

#### Council Tax

Great Yarmouth Borough Council - Band 'D' for the chalet residence and the shop is business rated.

#### 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.

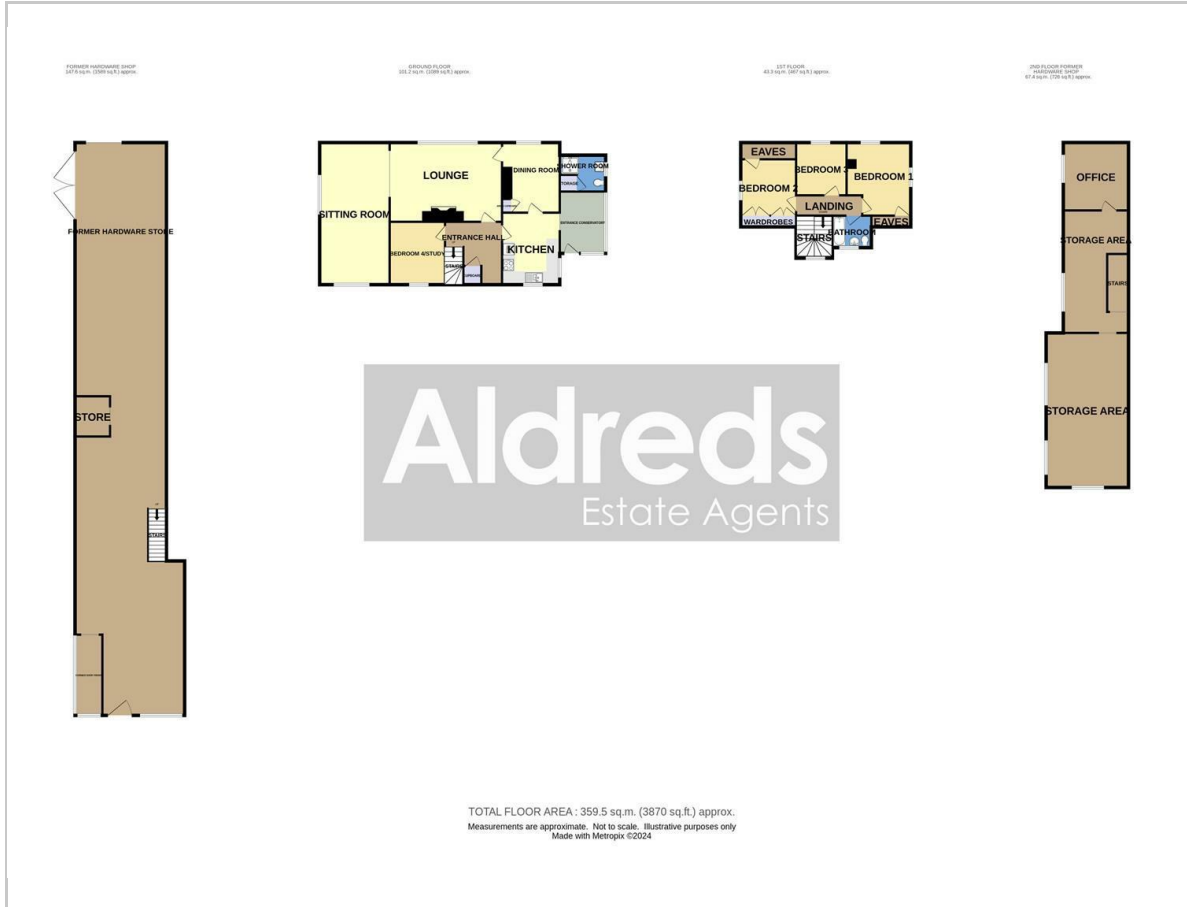
#### Directions

From our Great Yarmouth Office, proceed North along the A149 Caister Road, past the Yarmouth Stadium, at the roundabout take the second exit straight across on to Yarmouth Road. Pass Tesco and after a few hundred yards the property can be found on the left hand side just before the turning for Elm Road.

Ref: Y12169/07/24/CF



## Floor Plan



## Area Map



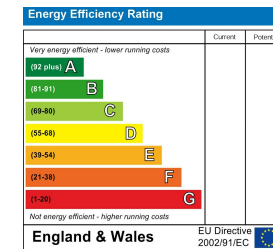
## Viewing

Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



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