

Aldreds
Estate Agents



5 Station Cottages Beccles Road

St. Olaves, Great Yarmouth, NR31 9AD

Offers In Excess Of £215,000



5 Station Cottages

St. Olaves, Great Yarmouth, NR31 9AD

With a fantastic garden and original & traditional style features, Aldreds are delighted to offer this well presented two bedroom cottage situated in St Olaves. On the ground floor there are two reception rooms and a kitchen. Two bedrooms (one with ensuite cloakroom) and a bathroom on first floor. Driveway for small to medium car to front. Oil central heating & sealed unit double glazing.

Dining Room

11'9" x 11'9" (3.6 x 3.6)

Door to front, double glazed window to front aspect, stairs to landing, radiator.

Lobby

Under stair cupboard.

Lounge

11'9" x 11'9" (3.6 x 3.6)

Double glazed window to rear aspect, radiator, open fireplace.

Kitchen

11'1" x 6'4" (3.4 x 1.95)

Base & wall units with worktops, double glazed window to side aspect, door to side, sink with drainer, plumbing for dishwasher, plumbing for washing machine, esse oil range style cooker.

Landing

Bedroom 1

11'9" x 11'9" (3.6 x 3.6)

Traditional style fireplace, double glazed window to front aspect, radiator, door to

Ensuite Cloakroom

Low level WC, hand basin.

Bedroom 2

11'9" x 11'9" max (3.6 x 3.6 max)

Traditional style fireplace, fitted wardrobe, double glazed window to rear aspect, radiator, door to





Bathroom

11'1" x 6'4" (3.4 x 1.95)

Corner bath, shower in cubicle, hand basin, low level WC, opaque double glazed window to side aspect, radiator.

Outside

Driveway for small/medium car to front. To the rear there is initially a courtyard area with two brick sheds (one with power and light). Shed 1 2.1m x 1.55m - shed 2.2m x 0.9m. The garden is then bisected and leads on to a large garden partly lawned with pond, greenhouse and two timber summerhouses (one with power & light)

Tenure

Freehold

Services

Mains water, electricity, drainage.

Council Tax

Band A

EPC

E rating - 47

Location

St. Olaves is a rural village on the A143 Yarmouth/Beccles Road by the River Waveney which gives easy access to the Norfolk and Suffolk Broads * The Village is 8 miles south west of Great Yarmouth, 15 miles south east of Norwich, 8 miles north west of Lowestoft and 8 miles south west of Beccles * There is a rail link at the adjoining Village of Haddiscoe.

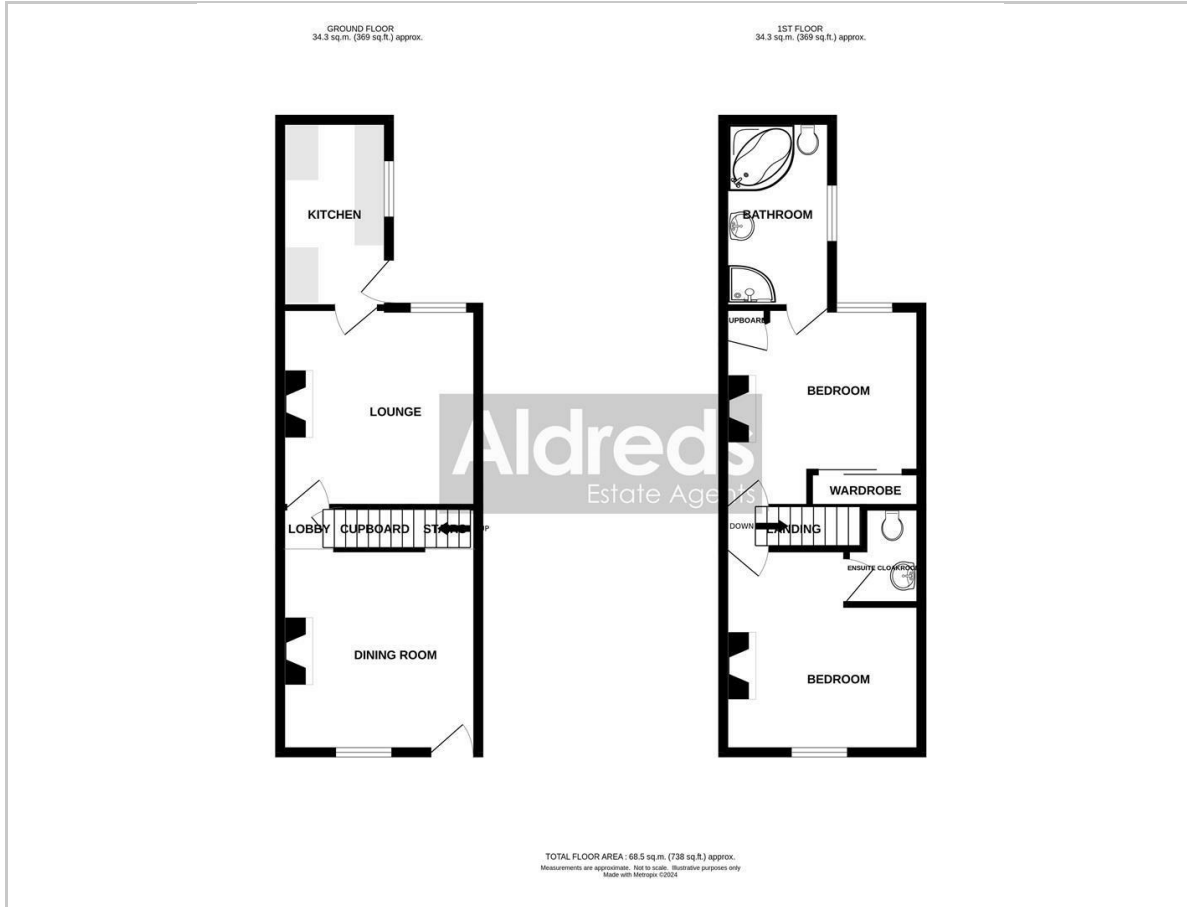
Directions

Leave Gorleston on the A143 Beccles Road, continue through Bradwell and out into the countryside, continue through Fritton, continue into St Olaves where the property can be found on the right hand side.

Ref G18119/08/24



Floor Plan



Area Map



Viewing

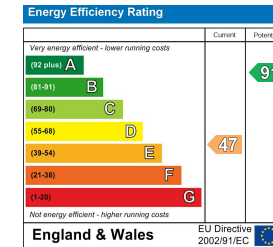
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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