

OFFERS IN EXCESS OF

£400,000



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1 Dodd Close Caister-on-Sea, NR30 5PA

- OVER 1,780 SQ FT OF LIVING
- FOUR / FIVE BEDROOM OPTIONS
- LARGE OPEN PLAN KITCHEN DINER
- BEAUTIFUL SOUTH FACING GARDEN
- HUGE LIVING ROOM WITH LOG BURNING STOVE
- SUBSTANTIALLY EXTENDED TO FRONT AND REAR
- DOUBLE GLAZED THROUGHOUT
- CUL-DE-SAC LOCATION
- CLOSE TO SEA WITH SOME VIEWS
- VILLAGE NEIGHBOURHOOD

EXPERTS IN RESIDENTIAL LETTINGS & MANAGEMENT

ACCOMMODATION

GROUND FLOOR

Entrance Porch 1.61m x 1.22m (5' 3" x 4')

Enter through your glazed front door into the Porch of your lovely new home. Two floor-to-ceiling uPVC sealed unit double glazed windows attract an abundance of natural daylight, laminate flooring is laid and a door to your hall. Simply kick off your shoes and hang up your coat and relax in your new home.

Hall

An imposing Hallway with your carpeted staircase leading you up to all first-floor rooms. There's a handy cupboard under, a radiator and laminate flooring underfoot. A double door leads you into your integral garage, while further doors lead you into your Kitchen Diner, Living Room, Bedroom 5 and ...

Cloakroom / Shower Room 2.18m x 1.95m (7' 2" x 6' 5") *plus cubicle*

Essential for the family is the downstairs loo, this one's a bit different though. Your fully tiled Shower Room features a three-piece suite comprising of a shower cubicle, vanity was hand basin and low-level WC. There's a radiator, opaque uPVC sealed unit double glazed window and laminate for underfoot.

Bedroom 5 / Study / Play Room 5.08m x 2.58m (16' 8" x 8' 6")

Such a super versatile room. If you work from home, need a ground floor Bedroom or a designated play room for the children, this has the lot. A uPVC sealed unit double glazed window overlooks you front Garden, there's a radiator and fitted carpet.

Living Room 6.24m x 4.30m (20' 6" x 14' 1")

Wow! 287 sq foot of Living Room located at the rear part of the house with full width patio doors leading out to your rear Garden. A full-length exposed brick wall features a fireplace housing a log burner, a lovely feature to cosy up in front of on those long winter nights. There's a wood floor and radiator also featured.

Dining Room 5.46m x 3.10m (17' 11" x 10' 2")

Open-Plan to your kitchen, your dining room allows ample space for your large family dining suite, there's a radiator, laminate flooring and space for your very own bar. An archway leads you in to your

Kitchen 4.56m x 3.73m (15 x 12' 3")

A range of base and wall units are fitted to three walls complete with white doors and drawers with a roll edge worktop and tiled splashback over. A handy breakfast bar separated the Kitchen and Dining areas, and large uPVC sealed unit double glazed window attracts and abundance of daylight and gives super views over you rear garden whilst washing up. There's a one and a half bowl sink, range cooker and ample space is provided for your automatic washing machine and tall fridge freezer.

Ceramic tiling is laid to floor and your back door leads you out to your rear Garden.

Integral Garage 5.31m x 3.47m (17' 5" x 11' 5")

Through a pair of double doors into a Lobby and a further door into your oversized Integral Garage. An remote electric roller door is features and a personal door to your Garem Power, light and plumbing for your washing machine is located here too.

FIRST FLOOR

Landing

At the top of your stairs, your Landing features a fitted carpet and doors lead off to all first-floor rooms. Access to your loft with a ladder offering excellent storage.

Master Bedroom 4.71m x 4.28m (15' 5" x 14' 1")

Located at the rear part of the house, Bedroom one features a uPVC sealed unit double glazed window with a glimpse of the sea, fitted carpet, radiator and two built in wardrobes.

Bedroom 2 3.63m x 2.92m (11' 11" x 9' 7")

Across the Landing, Bedroom two features a uPVC sealed unit double glazed window to front aspect, radiator, built in wardrobe and fitted carpet.

Bedroom 3 3.90m x 2.50m (12' 10" x 8' 2")

Now back to the rear of the house, Bedroom three is still a good size double and features a uPVC sealed unit double glazed window, fitted carpet, radiator and built in wardrobe.

Bedroom 4 2.73m x 2.11m (8' 11" x 6' 11")

The smallest of the five is a large single or small double and features a uPVC sealed unit double glazed window, fitted carpet and radiator.

Bathroom 2.55m x 1.60m (8' 4" x 5' 3")

A white suite comprises of low-level WC, pedestal wash hand basin and a full-size bath with a shower and screen over. There is vinyl floor covering, tiled walls, a radiator and opaque uPVC sealed unit dogle glazed window.

FIRST FLOOR

Front Garden & Driveway

A very imposing front Aspect with a driveway for four cars, your garden is mainly laid to lawn with hedgerows and borders packed with mature shrubs and trees.

Rear Garden

Very private and south facing enclosed by fence and hedges, your Garden is laid to lawn, plenty of shrubs and flowers, and a patio adjacent to your patio doors is the perfect place to sit and unwind, a barbecue or even spot of alfresco dining.

Summary

If you are in the market for a spacious family home in a quiet residential cul-de-sac in a seaside town, the look no further.

To book your viewing, call us now!

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



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SUBSTANTIALLY EXTENDED FOUR / FIVE BEDROOM DETACHED FAMILY HOME

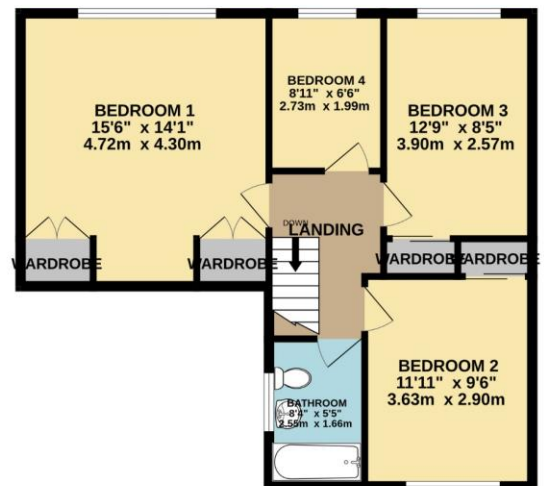
We are delighted to offer FOR SALE this magnificent property which is located on a cul-de-sac of just 6 homes in a very sought after neighbourhood in the seaside town of Caister. Your accommodation comprises of a large Lounge complete with patio doors and log burner, 'Open-Plan' Kitchen Diner, Cloakroom Shower room and a versatile room which could be Bed 5, Study or Playroom. On the first floor, four good side Bedrooms, some with sea views and family Bathroom. There's also an integral Garage with Utility area, plenty of parking on the Driveway, stunning south facing Gardens, gas central heating and double glazing throughout.

OVER 1,780 SQ FT OF SEASIDE LIVING

LOCATION AND AMENITIES

Caister-On-Sea is a fabulous coastal village approx 3 miles north of Great Yarmouth. There is a huge range of facilities including shops, post office, large food store, pubs and restaurants. Caister also has its very own Roman Ruins, Castle, Museum, Golf course, Swimming pool, Hairdressers and Gym. There are primary and high schools in close proximity too. The beach is wonderful and only a 10 minute walk away from this lovely home. There is a regular bus service into Great Yarmouth and surrounding villages and the stunning Norfolk Broads are within easy reach.

Contact: Steve Newsham | Mobile: 07785 581002 | Email: steve@one-estates.co.uk



1 DODD CLOSE, CAISTER

TOTAL FLOOR AREA: 1789 sq.ft. (166.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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