



Caister Road, Great Yarmouth NR30 4DL

welcome to

Caister Road, Great Yarmouth

BEAUTIFULLY PRESENTED 4 bedroom DETACHED FAMILY HOME with cloakroom, utility, stunning conservatory, en suite of master, garage, driveway and gardens situated in a sought after and convenient locality CLOSE TO AMENITIES!



Entrance Porch

Radiator, karndean flooring.

Cloakroom

Triple glazed window to side aspect, vanity wash hand basin, W.C, part wall tiled, tiled flooring.

Lounge

11' 10" x 22' (3.61m x 6.71m)

Triple glazed bow bay window to front aspect, gas fireplace, 2x Radiators, TV point, carpet, double glazed patio doors to conservatory.

Conservatory

9' 5" x 21' (2.87m x 6.40m)

UPVC Construction, triple glazed windows to rear and side aspect, radiator, wall lights, tiled flooring, patio doors to rear garden.

Utility Room

4' 9" x 9' 9" (1.45m x 2.97m)

Triple glazed window to side aspect, wall and base units, worksurfaces, sink and drainer, plumbing for washing machine, radiator, tiled flooring, single door to rear garden.

Kitchen

12' 8" x 10' 1" (3.86m x 3.07m)

Fitted base and wall units, worksurfaces, inset bowl and a half sink and drainer, electric oven with gas hob, cooker hood, integrated dishwasher and fridge/freezer, breakfast bar, tiling, radiator, triple glazed window to rear, tiled floor.

Dining Room

8' 5" x 10' 2" (2.57m x 3.10m)

Triple glazed window to front, radiator, carpet.

First Floor Landing

Triple glazed window to side aspect, airing cupboard, loft access (fully boarded), carpet.

Bedroom 1

11' 10" x 11' 10" (3.61m x 3.61m)

Triple glazed window to front aspect, radiator, built in wardrobes, carpet.

En Suite

Triple glazed window to front aspect, shower cubicle, heated towel rail, vanity wash hand basin, W.C, fully wall tiling, tiled flooring.

Bedroom 2

9' 11" x 7' 5" (3.02m x 2.26m)

Triple glazed window to rear aspect, radiator, carpet.

Bedroom 3

9' 11" x 11' 10" (3.02m x 3.61m)

Triple glazed window to rear aspect, radiator, carpet.

Bedroom 4

10' 2" x 11' 10" (3.10m x 3.61m)

Triple glazed window to front aspect, fitted wardrobes, radiator, carpet.

Bathroom

Triple glazed window to rear aspect, heated towel rail, shower cubicle, vanity wash hand basin, W.C, fully tiled walls, tiled flooring.

Garage

17' 10" x 16' 10" (5.44m x 5.13m)

Power and lights, socket points, electric roller door, door to rear garden.

Front Garden

Brick weave driveway with space for several cars, lawn, shrubs and plants.

Rear Garden

Fully enclosed garden, mainly laid to lawn with flower and shrub beds with patio area and a side gate.



view this property online williamhbrown.co.uk/Property/GTY106715



welcome to

Caister Road, Great Yarmouth

- Beautifully detached family home
- 4 Bedrooms, master en suite
- Cloakroom, utility, stunning conservatory
- Garage and driveway
- Front & rear gardens

Tenure: Freehold EPC Rating: D

£475,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/GTY106715

see all our properties on zoopla.co.uk | rightmove.co.uk | williamhbrown.co.uk



Property Ref:
GTY106715 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



william h brown



01493 331144



greatyarmouth@williamhbrown.co.uk



3 Hall Quay, Great Yarmouth, Norfolk, NR30
1HX



williamhbrown.co.uk