



Edinburgh Close, Caister-On-Sea Great Yarmouth NR30 5LU

welcome to

Edinburgh Close, Caister-On-Sea Great Yarmouth

****CHAIN FREE**** This 6 bedroom semi detached house is in a highly desirable location of Caister On Sea. Within walking distance to the beach, close to local schools and amenities.



Front Exterior

Aesthetically pleasing front exterior with brick weave driveway for off road parking, gated access to rear. with fenced surround for added privacy and planted with mature trees with a low level iron fence to side

Entrance Porch

Door to front, laminate flooring & spotlights

Entrance Hall

Laminate flooring, ceiling light & radiator

Kitchen/Lounge & Dining Room

22' x 27' 2" (6.71m x 8.28m)

Kitchen - A modern & well-appointed kitchen, with DG window & uPVC single door to rear aspect. A range off wall and base units, with complimentary work surfaces over, 2 x built in electric ovens, electric hob & extractor over, built in microwave, integral fridge/freezer, & dishwasher, 1.5 bowl sink & drainer with mixer tap, power points, tiled flooring, spotlights, partially tiled walls & kick board lighting

Reception Room - 2 x DG window to front aspect, laminate flooring, 2 x radiators, spotlights, 2 x spotlights, TV point & walkthrough to dining room

Dining Room- DG window to front aspect, laminate flooring, wall sockets, 2 x feature pendant lights & space for dining table & chairs

Utility Room

6' 6" x 6' 8" (1.98m x 2.03m)

Tiled flooring, space for fridge freezer, space for washing machine, space for tumble dryer, wall units, extractor, spotlights, skylight window.

Lounge

16' 9" x 10' 2" (5.11m x 3.10m)

A welcoming living area, comprising off DG window to rear aspect, spotlights, radiator, laminate flooring, TV point, wall sockets & feature cast iron fireplace

Bedroom One

17' 7" x 9' 8" (5.36m x 2.95m)

DG French doors to rear garden, laminate flooring, radiator, spotlights, 2 x skylights & door to En-Suite

En-Suite

DG Opaque window to rear aspect, W/C, wash hand basin, resin flooring, heated towel rail, spotlights, shower cubicle with glass door opening & splasback tiling

Utility Room

6' x 3' 8" (1.83m x 1.12m)

Carpet, wall units, space for fridge freezer, ceiling light.

First Floor Landing

DG window to rear aspect, carpeted flooring, 2 x radiators, 3 x ceiling lights & wall sockets

Bedroom Two

17' 7" x 10' 7" (5.36m x 3.23m)

DG window to rear aspect, carpeted flooring, radiator, ceiling light & wall sockets

En-Suite

DG opaque window to side aspect, walk in shower with rainfall shower attachment & glass surround, W/C, wash hand basin, tiled walls & flooring, spotlights, & extractor fan

Bedroom Three

11' x 12' 1" (3.35m x 3.68m)

DG window to front aspect, built in storage cupboard, carpeted flooring, radiator, spotlights & wall sockets

Bedroom Four

8' x 10' 4" (2.44m x 3.15m)

DG window to front aspect, carpeted flooring, ceiling light, wall sockets, & door to storage

Bedroom Five

9' 5" Max x 10' 7" (2.87m Max x 3.23m)

DG window to front aspect, carpeted flooring, ceiling light, wall sockets & radiator

Bedroom Six

8' 2" x 8' (2.49m x 2.44m)

DG window to rear aspect, carpeted flooring, ceiling light, radiator & wall sockets

Bathroom

2 x DG opaque window to rear aspect, P-shaped bath with rainfall shower attachment, wash hand basin with vanity under, tiled flooring, heated towel rail, spotlights, extractor fan, W/C & partially tiled walls

Rear Garden

A fully enclosed garden to rear, featuring a spacious astroturf lawn, a raised decking area for a scenic viewpoint, two functional storage sheds, neatly placed, and a surrounding patio designed for seating and entertainment, creating a harmonious outdoor space for relaxation & family activities



view this property online williamhbrown.co.uk/Property/GTY108376



welcome to

Edinburgh Close, Caister-On-Sea Great Yarmouth

- Six Bedrooms
- Annexe Potential
- Driveway
- Large Family Home
- Desirable Village Location

Tenure: Freehold EPC Rating: C

offers in excess of

£300,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/GTY108376



Property Ref:
GTY108376 - 0003

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01493 331144



greatyarmouth@williamhbrown.co.uk



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



williamhbrown.co.uk