

Charles Burton Close, Caister-On-Sea Great Yarmouth NR30



5SA

welcome to

Charles Burton Close, Caister-On-Sea Great Yarmouth

GUIDE PRICE £290,000 TO £310,000 Charming detached bungalow in Caister-On-Sea with a spacious driveway and garage. Features include a cloakroom, shower room, integrated kitchen, large lounge, versatile garden room, and three bedrooms. Low-maintenance gardens and close to the sea front.













Entrance Hall

Part glazed front door, doors to cloakroom, storage cupboard, kitchen, living room, three bedrooms and family bathroom, radiator, sockets and carpeted flooring.

Cloakroom

Double glazed frosted window to front, part tiled walls, vanity unit with corner sink and underneath storage, low level W.C, accessibility hand rail and vinyl flooring.

Living Room

19' 7" x 12' 11" (5.97m x 3.94m)

Double glazed window to rear, double glazed french doors to garden room, dado rail, fireplace mantle and tile surround, sockets, TV point, two radiators and carpeted flooring.

Garden Room

18' x 7' 11" (5.49m x 2.41m) Double glazed windows and french doors to side, sockets and carpeted flooring.

Kitchen

10' x 10' 2" (3.05m x 3.10m) Double glazed window to front, variety of wall and base units with work surfaces, tiled walls, wall mounted boiler behind cupboard, integrated oven, 4 ring hob with extractor fan over, space for appliances, acrylic sink with drainer and mixer tap, sockets and tiled flooring.

Bedroom One

8' 7" x 13' 4" (2.62m x 4.06m) Double glazed window to side, fitted wardrobe, access to loft, radiator, sockets and carpeted flooring.

Bedroom Two

10' 5" x 7' 1" ($3.17m\ x\ 2.16m$) Double glazed window to side, fitted wardrobes, radiator, sockets and carpeted flooring.

Bedroom Three 10' 3" x 7' 1" (3.12m x 2.16m) Double glazed window to front, fitted wardrobes, radiator, sockets and carpeted flooring.

Shower Room

Double glazed frosted window to front, double shower cubicle unit, pedestal hand wash basin with splash back, part tiled walls, radiator and tiled flooring.

External

Bloc paved driveway with enough space for multiple cars leading to the single garage, patio leading to front door and gated side access, gravel borders,

Fence enclosed rear garden with artificial grass, shingle border and timber shed.

Fence enclosed side garden with artificial grass, shingle borders and side access gate.





welcome to

Charles Burton Close, Caister-On-Sea Great Yarmouth

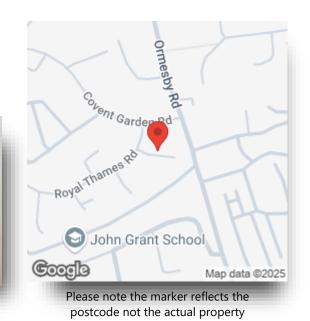
- Spacious Three Bed Bungalow •
- **Two Reception Rooms**
- Walking Distance To Seafront & Amenities
- Shower Room With Double Cubicle .
- Driveway For Multiple Vehicles & Garage .

Tenure: Freehold EPC Rating: D Council Tax Band: C

quide price £290,000









Property Ref: GTY108615 - 0004

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

view this property online williamhbrown.co.uk/Property/GTY108615