





Lawnswood Drive, Caister-On-Sea Great Yarmouth NR30 5RB



welcome to

Lawnswood Drive, Caister-On-Sea Great Yarmouth

GUIDE PRICE £325,000- £350,000 A spacious 3-bedroom detached bungalow set in a quiet village cul-de-sac, offering a large driveway with ample parking and a modern wet room. Ideal for those seeking peaceful, single-level living with great outdoor space.













Entrance Porch

Carpet, double glazed window to front aspect.

Entrance Hall

Carpet, radiator, built in cupboard.

Lounge

17' 8" x 15' 11" Max (5.38m x 4.85m Max) Double glazed window to front and side aspect, carpet, radiator x2.

Kitchen

14' 7" x 8' (4.45m x 2.44m)

Single glazed window to rear aspect, variety of wall & base units, sink and drainer, built in hob, cooker hood, plumbing washing machine, radiator.

Conservatory

23' x 10' 1" (7.01m x 3.07m)

Double glazed window to side & rear aspect, patio doors leading to rear garden, radiator x2, tiled flooring.

Bedroom One

11' 10" x 8' 5" (3.61m x 2.57m)

Double glazed window to rear aspect, radiator, carpet, built in wardrobe.

Bedroom Two

7' 8" x 11' 8" Max ($2.34m \times 3.56m \text{ Max}$) Double glazed window to rear aspect, radiator, carpet.

Bedroom Three

8' 4" x 14' 4" (2.54m x 4.37m)

Double glazed window to front aspect, radiator, laminate flooring.

Wet Room

Shower cubicle, W/C, wash hand basin, double glazed window to side aspect, radiator.





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Lawnswood Drive, Caister-On-Sea Great Yarmouth

- Chain Free
- Detached 3 Bedroom Bungalow
- Quiet Cul-De-Sac Location in a Desirable Village
- Spacious Driveway With Ample Parking
- Generous Plot With Potential

Tenure: Freehold EPC Rating: D

Council Tax Band: C

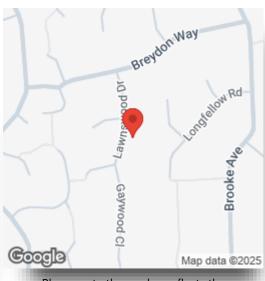
guide price

£325,000









Please note the marker reflects the postcode not the actual property

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Property Ref: GTY109492 - 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.





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