



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

william  
h brown

**welcome to**

## **Edinburgh Close, Caister-On-Sea Great Yarmouth**

**\*\*CHAIN FREE\*\*** This 5 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

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

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

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

## Lounge

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

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

## 2nd Reception Room

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

## Bathroom

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

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 Two

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 Three

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

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

## Bedroom Four

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 Five

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 unit, 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



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## Edinburgh Close, Caister-On-Sea Great Yarmouth

- Chain Free
- Driveway
- Large Family Home
- Deseribale Village Location
- Walking Distance To Beach, Schools & Local Amenities

Tenure: Freehold EPC Rating: C

Council Tax Band: B

# £250,000



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Property Ref:  
GTY109566 - 0022



Please note the marker reflects the postcode not the actual property

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