Aldreds
Estate Agents

93 Covent Garden Road

Caister-On-Sea, Great Yarmouth, NR30 5WA

£425,000

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Aldreds are pleased to offer this extended highly desirable detached residence offering an impressive 1800 square feet of flexible living space comprising of an entrance hall, cloakroom, large living room, dining room/bedroom 4, quality fitted kitchen/breakfast room, utility room, garden room and study. On the first floor there are three large double bedrooms all having an en-suite with the master bedroom having a walk in dressing room which could be used as a small nursery if required. Outside there is ample forecourt parking and a generous southerly facing low maintenance garden with a superb bar providing an ideal space to entertain and relax in. The property also benefits from double glazed windows and gas central heating. An early viewing is recommended.

Entrance Hall

Part double glazed composite entrance door, polished tiled flooring, staircase to first floor, doors leading off to:

Cloakroom

Low Level wc, vanity unit with inset wash basin, polished tiled flooring, chrome towel rail/radiator, extractor fan.

Living Room
21'8" maximum x 19'6" (6.62 maximum x 5.96)

Plus a double glazed bay window to front aspect, two radiators, marbled fireplace with inset electric fire, tv point, double glazed window to rear aspect, door to:

Study
7'5" x 3'11" (2.27 x 1.21)

Double glazed window to rear aspect.

Kitchen/Breakfast Room
18'9" x 9'1" maximum (5.74 x 2.77 maximum)

Extensively fitted with a quality cream finish gloss kitchen with wall and matching base units with granite work surfaces over, mirror metro tiling to walls, recess with space for a range cooker with incorporated extractor hood over, space and plumbing for a dishwasher, polished finish tiled flooring, low level lighting. single drainer one and a half bowl sink unit, fitted breakfast bar, radiator, double glazed window to rear, door to:

Utility Room

Fitted work surface with space and plumbing below for a washing machine and tumble dryer, wall mounted gas boiler, polished finish tiled flooring, part double glazed composite door to side.

Garden Room
12'7" x 11'10" (3.85 x 3.63)

Vaulted ceiling, double glazed windows and French doors to rear garden, radiator, polished finish tiled flooring.

Dining Room/Bedroom 4
13'2" x 10'11" (4.03 x 3.33)

Plus double glazed bay window to front aspect, radiator, fitted carpet. This room is currently used as a dining room but could easily be used as a double bedroom.

First Floor Landing

Two built in storage cupboards, access to the loft space, double glazed window to side aspect, doors leading off to:

Bedroom 1
12'10" x 12'0" (3.92 x 3.66)

Spacious master bedroom with double aspect double glazed windows, wall mount tv point, radiator, fitted carpet, door to:

Dressing Room/Nursery
8'3" x 7'2" (2.53 x 2.20)

Double glazed window to front aspect, radiator, fitted carpet, fitted hanging rails.

En-Suite Bathroom
11'4" x 7'2" (3.46 x 2.20)

Luxury bathroom suite with a curved deep bath, aqua boarded shower cubicle with mains fed shower fitting, low level wc, wall hung vanity unit with inset wash basin, part tiled walls and vinyl flooring, frosted double glazed window to rear aspect, radiator.

Bedroom 2
11'11" x 11'0" (3.65 x 3.36)
Plus built in wardrobe cupboard, radiator, wall mount tv point, fitted carpet, double glazed window to front aspect, door to:

En-Suite Shower Room
6'5" x 4'10" (1.96 x 1.48)
Aqua boarded shower cubicle with electric shower fitting, low level wc, vanity unit with inset wash basin, vinyl flooring, extractor fan, chrome towel rail/radiator, frosted double glazed window to front aspect.

Bedroom 3
18'9" x 7'11" (5.73 x 2.43)
Twin double glazed windows to rear aspect, wall mount tv point, two radiators, fitted carpet, door to:

En-Suite Shower Room
8'0" x 5'0" (2.45 x 1.54)
Aqua boarded shower cubicle with electric shower fitting, low level wc, vanity unit with inset wash basin, vinyl flooring, extractor fan, chrome towel rail/radiator, frosted double glazed window to rear aspect.

Outside
To the front of the property is a full width block pavior driveway with parking for three cars. A gated access leads in to the rear garden which is of a generous size and been designed for low maintenance with paved sun trap patio areas and artificial grass infill. To the far side of the property is a covered storage area. At the bottom of the garden is a bar providing an ideal external entertaining space. The rear garden faces a sunny southerly direction.

Tenure
Freehold

Services
Mains water, electric, gas and drainage.

Council Tax
Great Yarmouth Borough Council - Band 'C'

Location
Caister-on-Sea is a popular coastal village approximately 3 miles north of Great Yarmouth * There are a variety of local shops, pubs and restaurants * Post Office * First, Middle and High schools * Golf Course * Regular bus services to Great Yarmouth * Caister also boasts Roman Ruins * a sandy beach and its own Historic Castle.

Directions
From the Yarmouth office head north along the A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout turn right into Yarmouth Road, continue over the mini roundabout into the High Street, at the next mini roundabout turn left, at the next mini roundabout turn right, at the traffic lights turn right into Ormesby Road, turn left into Covent Garden Road, continue towards the end where the property can be found on the left hand side.

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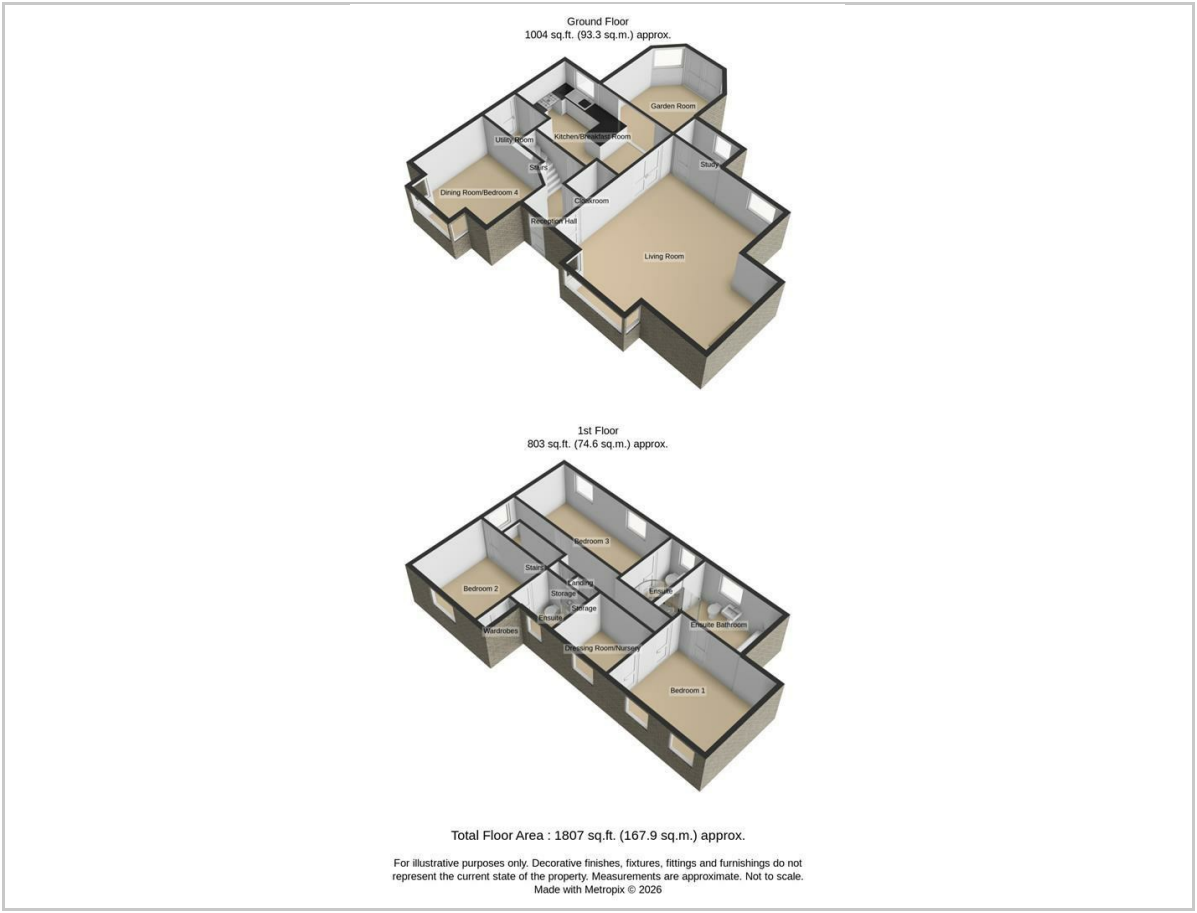
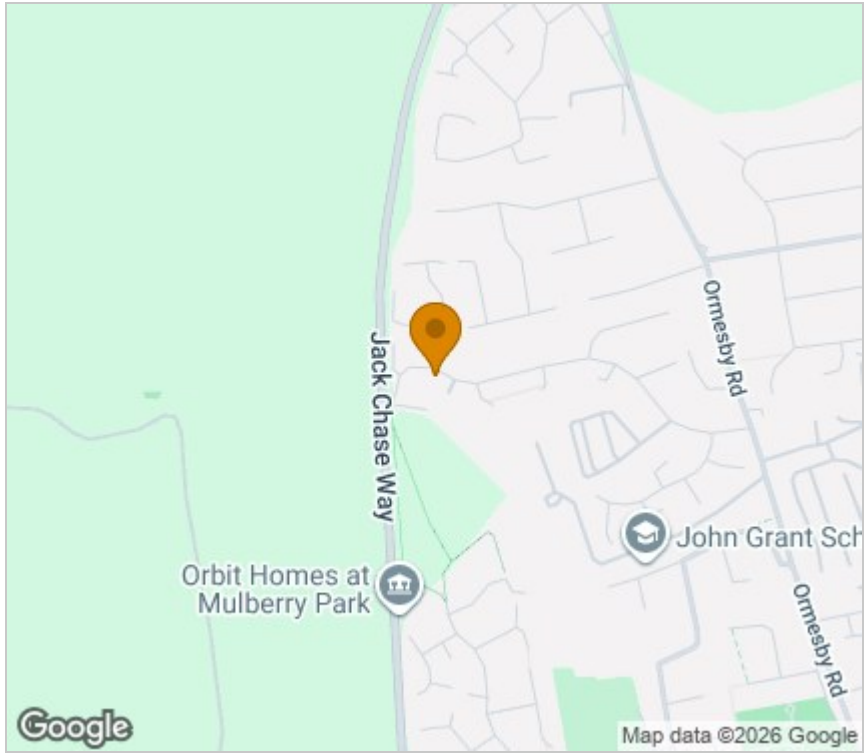
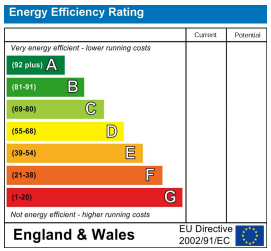
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Great Yamouth Office on 01493 844891
if you wish to arrange a viewing appointment for this property or require further information.

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