

**Aldreds**  
Estate Agents



1 Croft Road

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

£230,000



3



2



1



D

## 1 Croft Road

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

Aldreds are pleased to offer this spacious end terraced house, perfectly situated in the heart of Caister-on-Sea. The property can be found yards from the village centre close by to local amenities including shops, schooling and doctors surgery. Located in a cul-de-sac just a ten minute walk from the beach, the property comes fitted with an intruder alarm system. The house offers a roomy three bedroom accommodation comprising of an entrance hall serving a spacious lounge/dining room, fitted kitchen, and recently renovated utility / shower room. On the first floor are three separate bedrooms and a bathroom. The property also benefits from double glazed windows, gas fired central heating and a driveway parking to the front and an enclosed low maintenance garden to the rear. An internal inspection is highly recommended to fully appreciate the accommodation on offer.

### Entrance Hall

Part double glazed pvc entrance door to front, stairs to first floor landing, understairs storage cupboard, radiator, feature wall, door to:

### Lounge/Dining Room

22'11" x 13'1" narrowing to 11'4" (7.00 x 4.00 narrowing to 3.46)

Plus double glazed bay window to front aspect and including the chimney breasts one of which has a storage recess, two radiators, television point, grey wood effect laminate flooring, double glazed French doors to rear, doors to:

### Kitchen

10'10" x 6'11" (3.32 x 2.11)

Pine fitted kitchen with a range of wall and matching base units with solid wood work surfaces over, inset single drainer sink with mixer tap, electric ceramic four ring hob with cooker hood over, space for fridge freezer, tiled splashbacks, double glazed door and window to rear, radiator, tile effect laminate flooring.

### Utility / Shower Room

13'7" x 3'6" (4.15 x 1.09)

Recently renovated to create a modern shower room with an aqua panelled shower cubicle with mains fed shower fitting, low level wc, wash basin, wall mounted gas boiler, frosted double glazed window, towel rail/radiator.

### First Floor Landing

Doors leading off to:

### Bedroom 1

11'4" x 10'10" (3.46 x 3.32)

Including fitted wardrobe cupboards to either side of the feature cast iron fireplace, double glazed window to rear, radiator, spot lights, access to the loft space.

### Bedroom 2

11'3" x 9'4" plus recess (3.45 x 2.87 plus recess)

Double glazed window to front aspect, chimney breast, radiator.





### Bedroom 3

9'3" x 7'2" (2.83 x 2.19)

Double glazed window to front aspect, radiator.

### Family Bathroom

7'10" x 6'11" (2.41 x 2.12)

Modern bathroom with a white suite comprising of a low level wc, pedestal wash hand basin, panelled bath with shower mixer tap, wooden panelled splashbacks, double glazed window to rear, radiator.

### Outside

To the front of the property is an area of hard standing providing driveway parking for two vehicles, a low maintenance area of stone chips and planting and covered storm porch area to the entrance. Immediately to the rear is a recently created covered terrace area providing an all year round outside space beyond which is an enclosed low maintenance garden laid with a generous paved patio area and side borders, side access gate, timber shed and metal shed.

### Tenure

Freehold

### Services

Mains water, electric, gas and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'B'

### Location

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

### 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 High Street, turn left at the next mini roundabout, at the next mini roundabout with the Kings Arms Public House continue straight over and after a short distance turn right in to Croft Road.

Ref: Y12797/07/26/CF



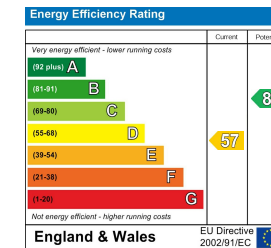
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

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

### Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ  
Tel: 01493 844891 Email: [yarmouth@aldreds.co.uk](mailto:yarmouth@aldreds.co.uk) <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ  
Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA