

**Aldreds**  
Estate Agents



4 Manor Road  
Caister-On-Sea, NR30 5HG

£285,000



## 4 Manor Road

Caister-On-Sea, NR30 5HG

Aldreds are pleased to offer this individually designed, mature detached bungalow in a sought after location with easy access to the beach and village centre. The property has been under the same family ownership for many years and would make an ideal retirement property or family home with a flexible living space comprising of an entrance storm porch, reception hall, large lounge/dining room, kitchen, bathroom, three double bedrooms, attic/hobbies room with potential to create an additional bedroom. Outside there are established front and rear gardens, long driveway and garage. The property also benefits from sealed unit double glazed windows, gas central heating and is offered chain free.

### Entrance Storm Porch

Part glazed wood panelled entrance door to:

### Entrance Porch

Glazed entrance door and internal door to:

### Reception Hall

Deep built in cloaks cupboard, boiler cupboard housing the gas fired boiler, double glazed window to side aspect, radiator, access to the attic/hobbies room, doors leading off to:

### Lounge/Dining Room

17'4" x 13'11" (5.29 x 4.26)

Plus double glazed bay window to front aspect and double glazed window to side, tiled fireplace with an inset coal effect gas fire, tv point, two radiators.

### Kitchen

12'8" x 12'2" (3.87 x 3.71)

Fitted wall and base units with work surfaces over, electric cooker point, built in pantry cupboard, part panelled walls, double drainer stainless steel sink unit, double glazed window to side, frosted double glazed entrance door, space and plumbing for a washing machine.

### Bedroom 1

13'11" x 11'11" (4.26 x 3.65)

Double glazed window to rear aspect, radiator.

### Bedroom 2

13'9" x 8'9" (4.21 x 2.67)

Including fitted wardrobes, radiator, double glazed window to rear aspect.

### Bedroom 3

10'8" x 9'11" (3.26 x 3.03)

Plus wardrobe cupboard, radiator, double glazed window to side aspect.

### Bathroom

Panelled bath with shower mixer tap, mainly tiled walls, pedestal wash basin, low level wc, frosted window to side aspect, radiator.





#### Cloakroom

Low level wc, frosted window to side aspect.

#### Attic/Hobbies Room

20'1" x 9'0" (6.14 x 2.75)

With wooden ladder steps, window overlooking the rear garden and providing distant sea glimpses, access to the eaves cupboards, panelling to walls. By re-arranging the ground floor space it would be possible to create a permanent staircase to make this room an additional bedroom if required.

#### Outside

To the front of the property is a sweeping tarmac driveway with a turning area which extends down to the brick built garage with up and over door, power and lighting. There is open access in to the rear garden which is mainly laid to lawn with paved patio areas, established borders and useful outbuildings.

#### 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.

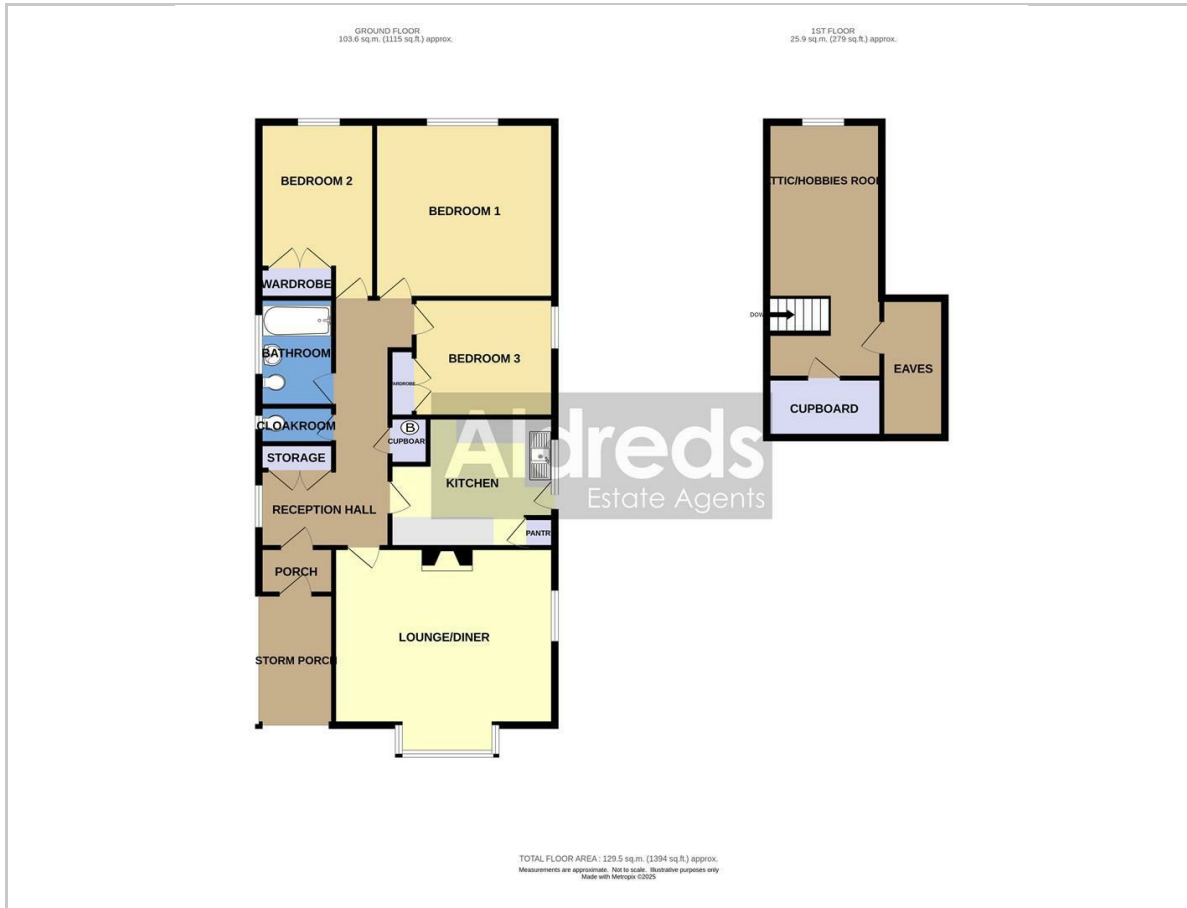
#### Directions

From the Great 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 right into Beach Road, continue towards the end of Beach Road, turn left into Manor Road where the property can be found on the right hand side after a short distance.

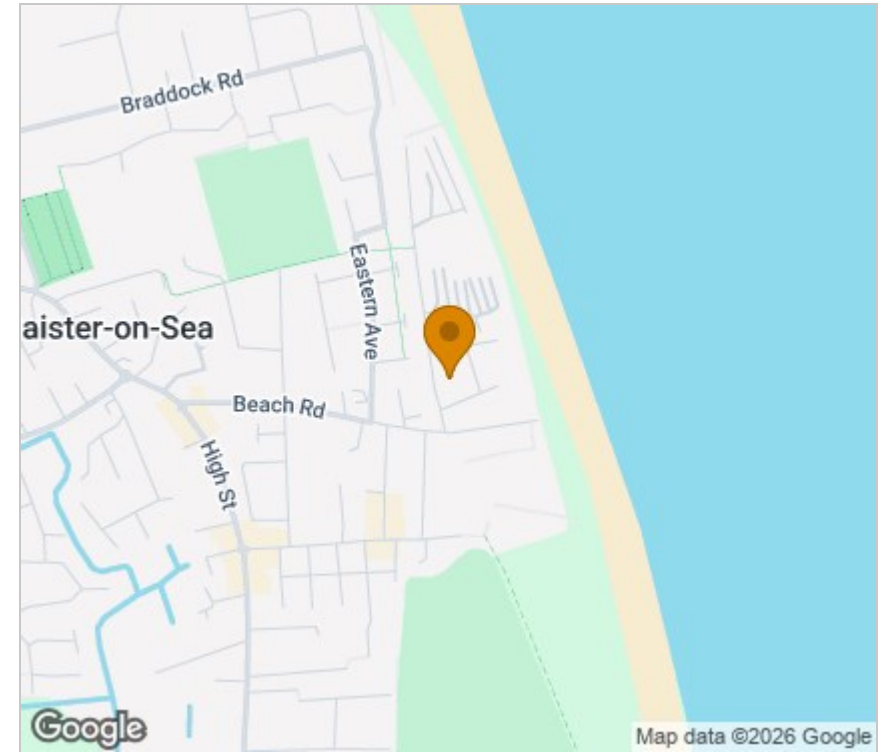
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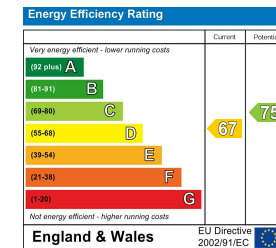
## Floor Plan



## 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

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