

Aldreds
Estate Agents



28 Winifred Way

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

£285,000



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Aldreds are pleased to offer this well maintained and immaculately presented detached bungalow on a generous plot backing on to farmland with stunning views. The property is situated in a sought after location close by to a local shop, regular bus service and within walking distance of the beach and would make an ideal retirement property. The accommodation comprises of an entrance porch, entrance hall, living room, kitchen/breakfast room, three bedrooms, shower room and separate wc. Outside there are established front and rear gardens, a long driveway and single garage. The property also benefits from gas central heating and double glazed windows. An early viewing is strongly recommended.

Entrance Porch

10'0" x 5'8" (3.05 x 1.74)

A spacious entrance with a brick and double glazed construction with a felted roof, tiled flooring, part double glazed pvc internal door to:

Entrance Hall

Built in double width cloaks storage cupboard, two additional built in storage cupboards one of which houses the gas boiler, radiator, access to the loft space, fitted carpet, doors leading off to:

Living Room

15'5" x 10'11" (4.71 x 3.34)

Including the chimney breast with a marble backed fireplace with an inset electric fire and teak fire surround, radiator, double glazed window to front aspect, fitted carpet, tv point.

Kitchen/Breakfast Room

10'5" x 9'11" (3.18 x 3.03)

Fitted kitchen with a range of medium oak wall and matching base units with marble effect work surfaces over, single drainer stainless steel sink unit, space and plumbing for a washing machine, electric cooker point, tiled flooring, part tiled walls, part double glazed pvc entrance door to side and double glazed window to side aspect.

Bedroom 1

13'1" x 11'2" (4.00 x 3.41)

Including fitted bedroom furniture, radiator, fitted carpet.

Bedroom 2/Sitting Room

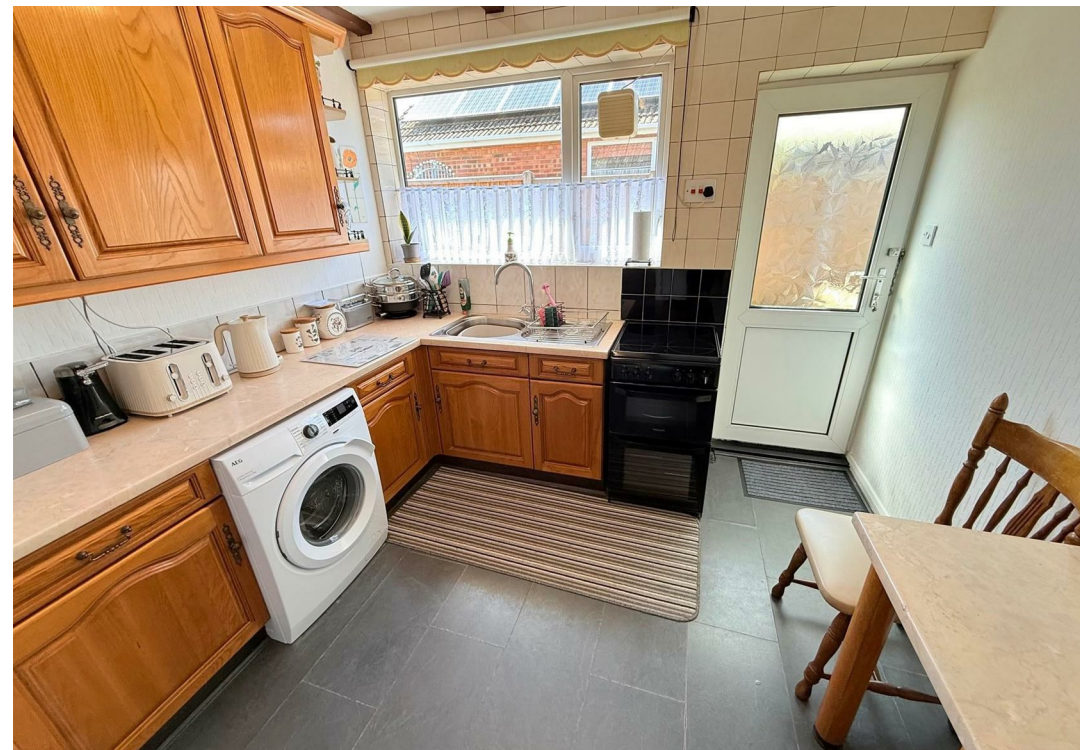
10'5" x 8'5" (3.19 x 2.57)

Currently used as a sitting/dining room but was originally a bedroom with sliding double glazed patio doors to rear, wood effect laminate flooring, radiator, television point.

Bedroom 3

8'11" x 7'10" (2.73 x 2.40)

Double glazed window to side aspect, radiator, fitted carpet.





Shower Room

5'3" x 5'2" (1.62 x 1.60)

Corner quadrant tiled shower cubicle with electric shower fitting, pedestal wash basin, frosted double glazed window to side aspect.

Separate WC

Low level wc, frosted double glazed window to side aspect.

Outside

This lovely bungalow is fully complimented by delightful gardens to the front of which there is a low maintenance slate chip garden with inset planted borders, pathway to the entrance and side block pavior driveway providing car parking and access beyond wrought iron gates to an additional driveway and the single garage with up and over door, power and lighting. There is open access on to the rear garden which is stunning with an extensive lawned area and borders offering a variety of colour with established planting and backing on to farmland is very private. There is also a paved patio area, timber shed and greenhouse within the rear garden.

Tenure

Freehold

Services

Mains water, electric, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'C'

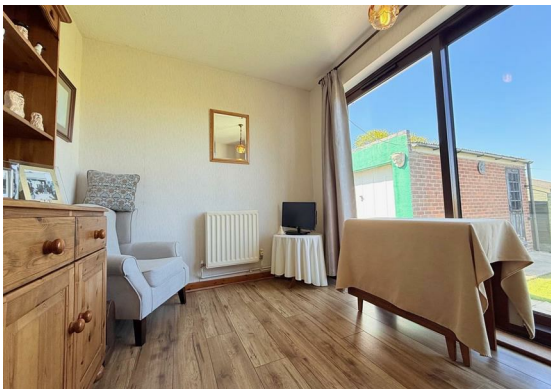
Location

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 our Great Yarmouth Office, proceed North along the A149 Caister Road, past the Yarmouth Stadium, at the roundabout take the left hand exit onto the Caister Bypass, continue over the next roundabout into Jack Chase Way, at the Grange Hotel roundabout take the right hand exit into Ormesby Road, follow the sign back into Caister Village, just before the Centurion Public House, turn left into Second Avenue, turn first left into Winifred Way and follow the road as it bears round to the right, where the property can be found on the left hand side marked by our 'For Sale' board.

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Floor Plan



Viewing

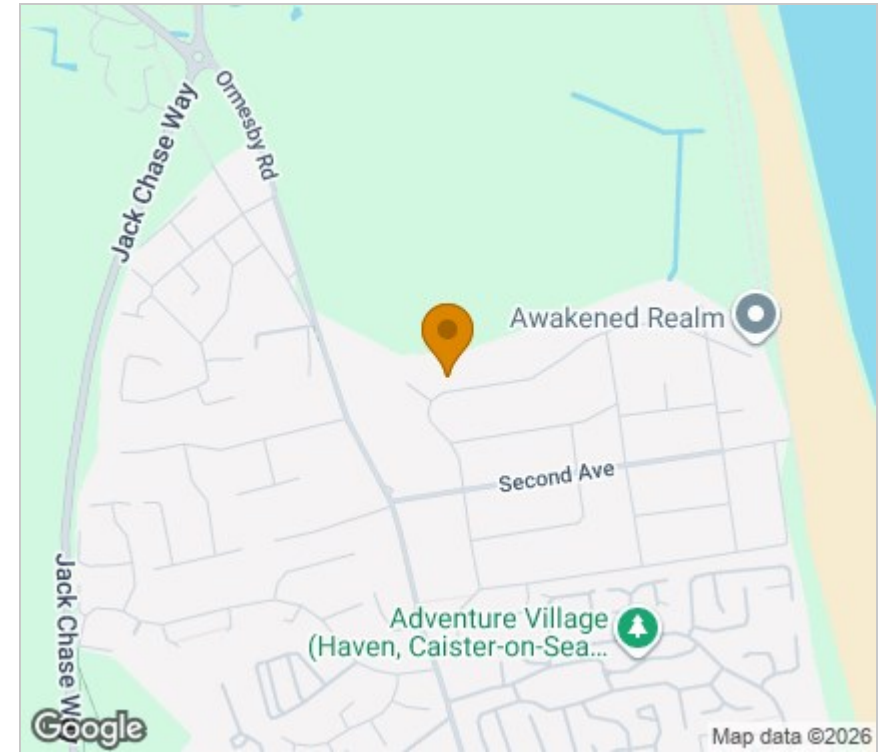
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

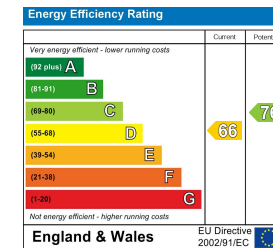
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Area Map



Energy Efficiency Graph



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