

Aldreds
Estate Agents



31 Winifred Way

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

Asking Price £285,000



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Aldreds are pleased to offer this stunning semi detached bungalow that has been extended to provide a flexible spacious layout of accommodation comprising of an entrance hall, large lounge/dining room, luxury fitted kitchen with offset utility area, two double bedrooms, bedroom three/sitting room with an en-suite shower room, additional family bathroom. Outside there is forecourt parking and low maintenance sun trap gardens to the front and rear with a southerly aspect to the rear. The property has been extremely well maintained and would make an ideal retirement or family home. An early viewing is strongly recommended.

Entrance Hall

Part double glazed pvc entrance door, built in cloaks storage cupboard, radiator, access to the loft space, doors leading off to:

Lounge/Dining Room

27'5" x 10'5" (8.36 x 3.19)

Lounge Area

Chimney breast with a feature fireplace surround and inset electric fire, tv point, wall light points radiator, fitted carpet, open access to:

Dining Area

Radiator, fitted carpet, wall lights, double glazed French doors to rear garden.

Kitchen & Utility

17'0" x 8'11" (5.20 x 2.72)

Extensively fitted with a sage green finish shaker style kitchen with wall and matching base units with fitted work surfaces and matching upstands, built in electric double oven, four ring gas hob with incorporated extractor hood over, tiled flooring, integrated fridge/freezer, dishwasher and washing machine in the utility area, radiator, double glazed window to side aspect, white ceramic one and a half bowl sink unit with mixer taps, part double glazed pvc door to side access, door to:

Bedroom 3/Sitting Room

10'7" x 9'0" (3.23 x 2.75)

Plus recess, wood effect vinyl flooring, radiator, tv point, double glazed French doors to rear, door to:

En-Suite Shower Room

6'1" x 5'8" (1.86 x 1.73)

Tiled shower cubicle with mains fed shower fitting, low level wc, vanity unit with inset wash basin, tiled walls and flooring, extractor fan, chrome towel rail/radiator, frosted double glazed window to side aspect.

Bedroom 1

13'9" x 10'5" (4.21 x 3.19)

Cantilevered double glazed bay window to front aspect, wardrobes, drawers and bedside cabinets, tv point, radiator, fitted carpet.





Bedroom 2

8'11" x 8'11" (2.74 x 2.73)

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

Family Bathroom

6'9" x 5'9" (2.08 x 1.76)

White suite comprising panelled bath with shower mixer attachment, pedestal wash basin, low level wc, tiled walls and flooring, chrome towel rail/radiator, frosted double glazed window to side aspect.

Outside

To the front of the property is a low maintenance shingled garden/turning area with an adjacent block pavior driveway providing off street parking. A gated access leads in to the side of the bungalow where there is a private sun trap patio laid with block pavior beyond which is a large shed/workshop which then opens beyond on to the rear garden. The rear aspect is a delightful suntrap with areas of patio to enjoy the all day sunshine along with a central lawned garden .

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, 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 right hand side.



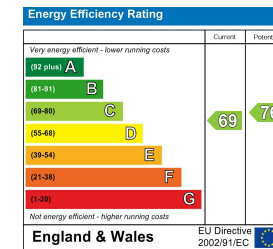
Floor Plan



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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