



1 Westerley Way
Caister-On-Sea, Great Yarmouth, NR30 5AJ
£285,000



1 Westerley Way

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

Aldreds are pleased to offer this extended, detached bungalow on a corner plot in this sought after location close to the heart of the village. The property would make an ideal retirement property with the benefit of an economical heating system backed by solar panels providing very low running costs. The accommodation comprises of an entrance porch, reception hall, lounge/dining room, kitchen/breakfast room, conservatory, three good sized bedrooms and a shower room. Outside there is a wrap around plot with a south facing end aspect along with a driveway and garage. The property also benefits from double glazed windows, electric heating and is offered chain free.

Entrance Porch

Part double glazed pvc entrance door with matching side screen, double glazed internal door to:

Reception Hall

Wall mounted air con/heater, radiator, built in storage cupboard, access to the loft space, doors leading off to:

Lounge/Dining Room

20'8" x 10'5" (6.32 x 3.20)

Including the chimney breast, wall mounted air con/heater, double glazed window to side aspect, two radiators, tv point, door to kitchen and part double glazed pvc door to:

Conservatory

12'5" x 9'7" narrowing to 5'4" (3.80 x 2.93 narrowing to 1.63m)

Brick and pvc double glazed construction with pitched tinted polycarbonate roof over, double glazed French doors to rear, part double glazed pvc door to side, mainly wood effect laminate flooring.

Kitchen/Breakfast Room

12'5" maximum x 8'11" (3.80 maximum x 2.72)

Fitted kitchen with wood trim wall and matching base units with wood effect work surfaces over, built in electric oven, four ring ceramic hob, space and plumbing for a washing machine, part tiled walls, single drainer one and a half bowl sink unit, part tiled walls, Fischer electric boiler, double aspect double glazed windows, double glazed pvc door to rear.

Bedroom 1

15'1" x 10'6" (4.61 x 3.21)

Spacious main bedroom including fitted bedroom furniture, double aspect double glazed windows, wall mounted air con/heater, radiator.

Bedroom 2

12'11" x 8'11" (3.96 x 2.73)

Double glazed window to side aspect, radiator.





Bedroom 3

8'10" x 7'11" (2.71 x 2.42)

Plus built in cupboard, radiator, double glazed window to rear aspect.

Shower Room

8'3" x 5'6" (2.52 x 1.70)

Full width shower cubicle with electric shower fitted, pedestal wash basin, low level wc, tiled flooring, chrome towel rail/radiator, frosted double glazed window to rear aspect.

Outside

The property sits centrally in the plot with secluded wrap around gardens to the front and side aspects with a south facing side end garden. The gardens are mainly lawned with established trees and bushes bordering. There is also a driveway for car parking leading to a detached brick and tiled pitched roof garage with up and over door.

Tenure

Freehold

Services

Mains water, electric 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 roundabout with the Kings Arms Public House turn left into West Road and after a couple of hundred yards turn third left in to Westerley Way.

Ref: Y12559/11/25/CF

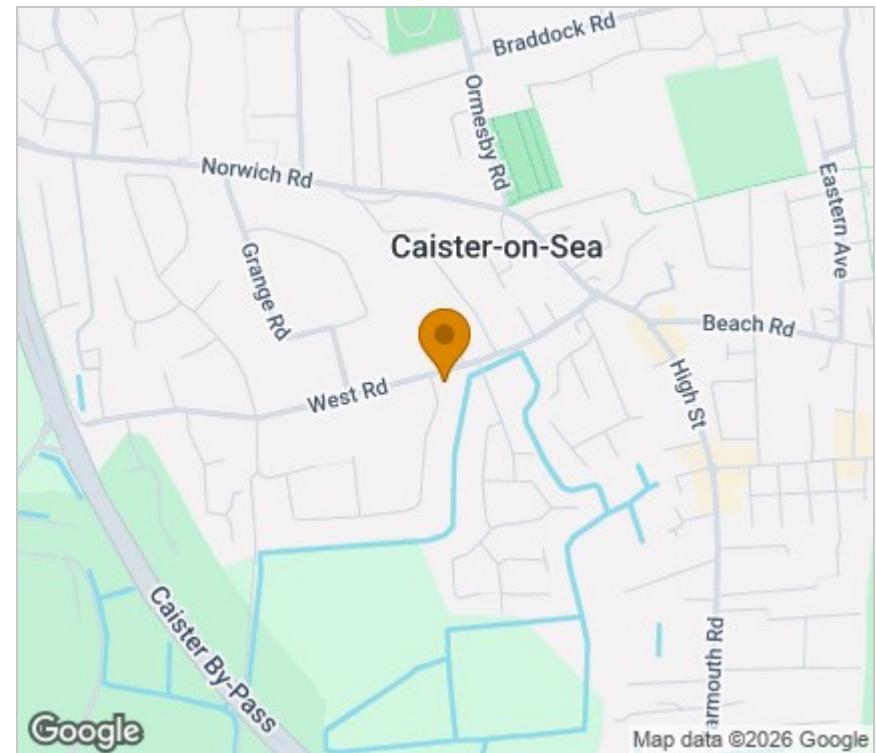


Floor Plan

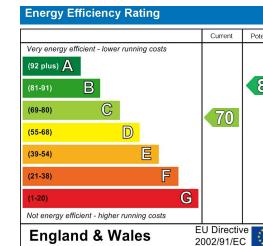
GROUND FLOOR
84.8 sq.m. (913 sq.ft.) approx.



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 <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.Sc. FRICS, Dan Crawley MNAEA Paul Lambert MNAEA