

**Aldreds**  
Estate Agents



7 Limes Road, Catfield, Great Yarmouth, NR29 5DG

£215,000



2



1



1



D



£215,000

# 7 Limes Road

Catfield, Great Yarmouth, NR29 5DG

- Single Storey Living
- Beautifully Presented
- Oil Central Heating
- Driveway Parking
- Viewing Advised
- Two Double Bedrooms
- Conservatory
- Generous Garden
- Popular Broadland Village

Aldreds are pleased to offer this modern two bedroom bungalow, located in the popular Broadland village of Catfield. This nicely located bungalow has been improved by the current owners and is presented in excellent order throughout.

The accommodation comprises of an entrance hall, lounge, conservatory, kitchen, two double bedrooms and a shower room. The property offers uPVC sealed unit double glazed windows, oil fired central heating, driveway parking and a generous, well maintained garden. Early internal viewing is essential to appreciate this beautifully presented home.



## Entrance Hall

Part glazed composite entrance door, radiator, loft access, airing cupboard housing hot water cylinder with immersion heater, power points, radiator, doors leading off:

## Lounge 12'5" x 10'7" (3.78 x 3.23)

Glazed french doors opening to conservatory, radiator, power points, television point, telephone point, thermostat and open access to:

## Kitchen 10'6" x 8'0" (3.20 x 2.44 (3.19 x 2.43))

Window to rear aspect, part glazed door giving access to conservatory, a range of fitted shaker style units, with rolled edge work surfaces and tiled splash backs, stainless steel sink drainer with mixer tap, power points, integrated electric oven, ceramic hob and chimney extractor, built in cupboard housing plumbing for washing machine and power points.

## Conservatory 14'4" x 7'0" (4.37 x 2.13)

uPVC sealed unit double glazed construction on a brick built base with a pitch polycarbonate roof. Part glazed door giving access to garden, radiator, wall lighting and power points.





**Bedroom One 12'3" x 9'1" (3.73 x 2.77 (3.74 x 2.78 at max))**  
Window to front aspect, radiator, power points.

**Bedroom Two 9'10" x 9'4" (3.00 x 2.84 (2.99 x 2.85))**  
Double aspect room with windows to front & side, radiator, power points.

**Shower Room 7'9" x 5'3" (2.36 x 1.60)**  
Obscure glazed window to side aspect, white suite comprising pedestal hand wash basin with tiled splash back, low level wc with an enclosed cistern, shower cubicle with electric shower, ventilation, heated towel rail.

**Outside**  
The property is situated in a spacious plot with vehicular access via a part shingle and part brick weave driveway providing parking for two vehicles. The front garden is mainly laid to lawn with mature shrubbery and planting. To the rear is a generous rear garden with close board panel fencing to boundaries with a patio area to the rear of the property. The main area of the garden is laid to lawn with an attractive well stocked border and a small garden shed to the top end. Shingle area to side with another, larger garden shed, external water supply, oil fired boiler and double bunded uPVC oil storage tank.

## Directions

From Aldreds Stalham Office proceed towards along the A149 towards Great Yarmouth. Turn right sign posted Catfield and proceed through the village centre as the road bears round to the right then left passing The Crown public house on the left hand side, branch off left onto Limes Road before taking the first right hand turn, then left where the property can be found on the right hand side.



## Council Tax

North Norfolk District Council: Band B

## Services

Mains: Water, electric and drainage.

## Tenure

Freehold

## Agents Note

There is an annual service charge from Flagship for communal lighting and grass cutting. This was £161.77 for 2025/26

## Location

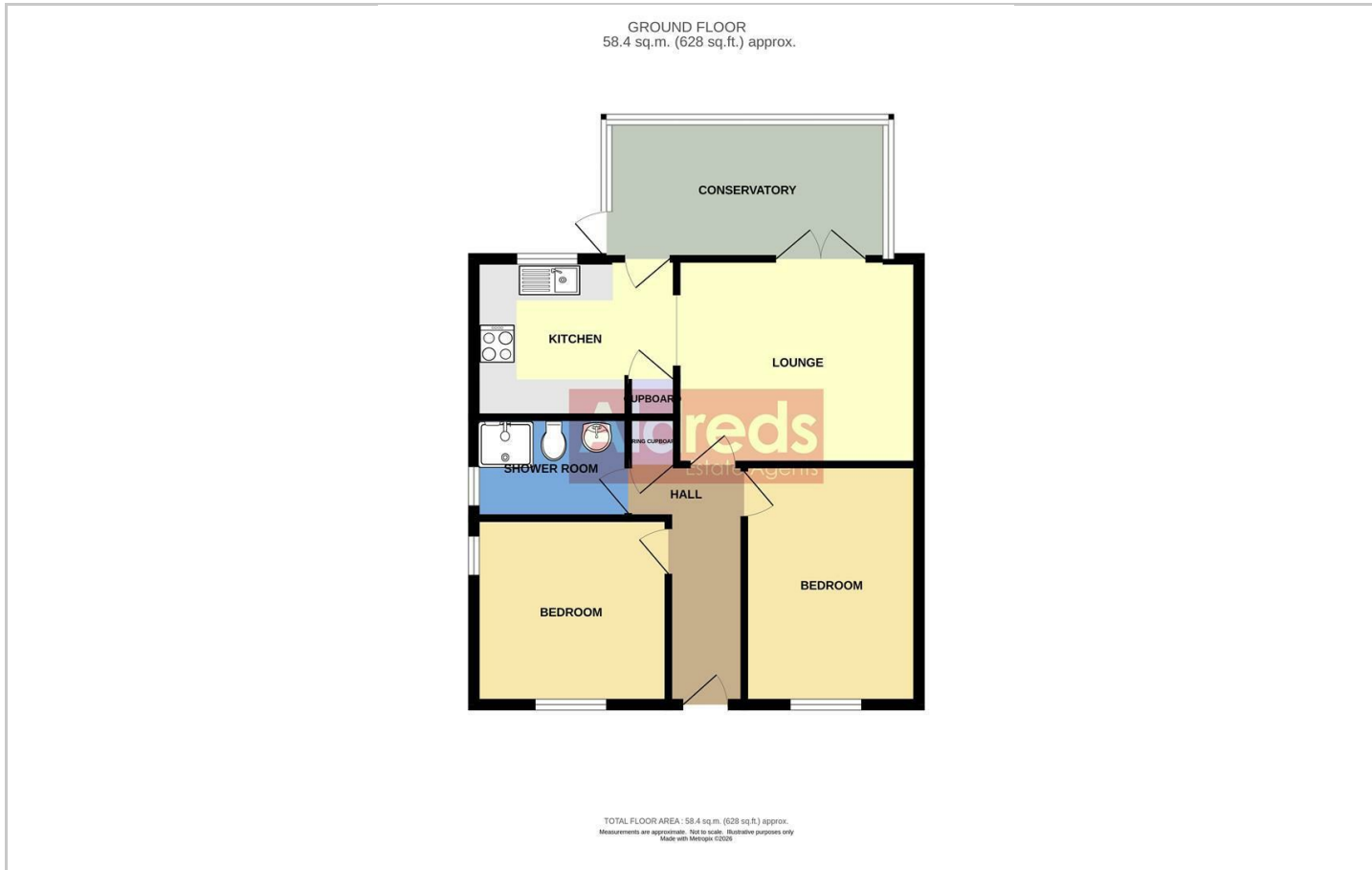
Catfield is a semi rural Broadland village with facilities including Post Office/Store, First School, Church, Bus Service and a Public House. The village lies conveniently between the Rivers Ant and Thurne. Catfield Staithe offers boating access to Hickling Broad and the River Thurne beyond. The nearby Broadland town of Stalham offers a full range of amenities including a Tesco supermarket and is approximately 3 miles distant, with The Fine City of Norwich and Great Yarmouth both approximately 14 miles.

## Reference

PJL/S10047



## Floor Plans



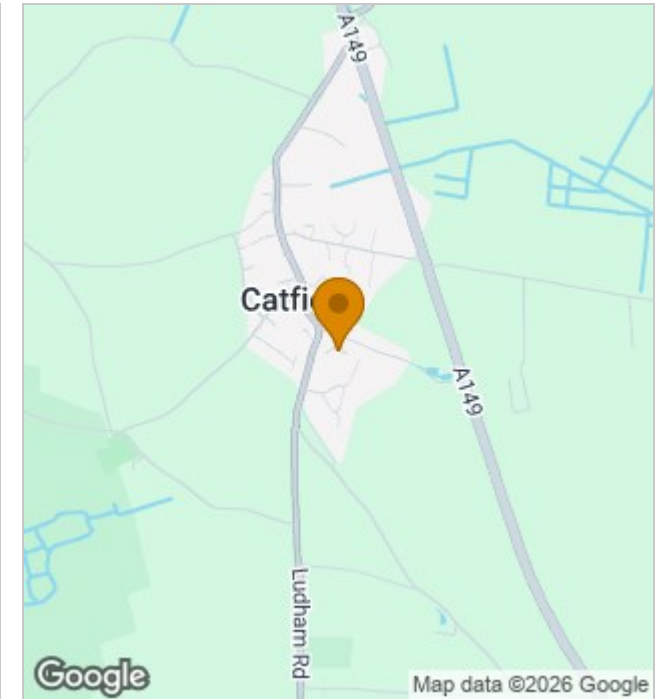
## Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

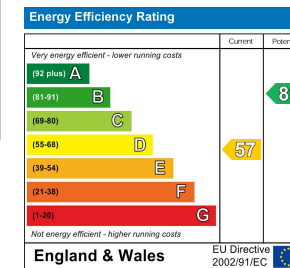
### Disclaimer

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.

## Location Map



## Energy Performance Graph



55 High Street, Stalham, Norfolk, NR12 9AH  
Tel: 01692 581089 Email: stalham@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