

62 Brooke Avenue

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

£275,000

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Aldreds are pleased to offer this deceptively spacious detached bungalow in a popular quiet location within this well serviced coastal village. This attractive bungalow offers a well maintained layout of accommodation comprising of a side entrance lobby, lounge, kitchen/dining room, conservatory, three double bedrooms and a wet room. Outside there are front and rear gardens, driveway parking and an attached garage. The property also has oil fired central heating, double glazed windows and is offered chain free.

Entrance Lobby
Frosted double glazed entrance door, doors leading off to:

Lounge
19'0" x 11'10" narrowing to 9'10" (5.81 x 3.63 narrowing to 3.02)
Including the chimney breast, double aspect double glazed windows to front and side aspects, two radiators, wall mount television point, door to:

Inner Hallway
Built in storage cupboards, access to the loft space, built in airing cupboard housing the copper hot water cylinder, doors leading off to:

Kitchen/Dining Room

Dining Room Area
9'7" x 8'2" (2.93 x 2.50)
Radiator, double glazed window to rear, open access to:

Kitchen Area
13'9" x 9'7" maximum plus recess (4.21 x 2.93 maximum plus recess)
Fitted kitchen with wood grain finish wall and matching base units with roll top work surfaces over, single drainer one and a half bowl sink unit, space and plumbing for a washing machine, mainly tiled walls, electric cooker point, double glazed window to rear aspect, recess with a storage cupboard and part glazed door to:

Conservatory
9'3" x 7'11" (2.83 x 2.42)
Brick and pvc double glazed construction with felted roof over, radiator, wood effect vinyl flooring, wall light point, personal door in to the garage.

Bedroom 1
14'9" x 10'11" (4.50 x 3.34)
Including fitted bedroom furniture, double glazed window to rear, radiator,















Bedroom 2

11'3" x 9'7" (3.45 x 2.93)

Double glazed window to side aspect, radiator.

Bedroom 3

9'11" x 8'6" (3.03 x 2.60)

Including a fitted wardrobe, double glazed window to front aspect, radiator.

Wet Room

6'7" x 6'5" (2.03 x 1.97)

Waterproof floor membrane with floor drain and wall mounted electric shower to the shower area, low level wc, pedestal wash basin, tiled walls, radiator, frosted double glazed window to front aspect.

Outside

To the front of the property is a lawned garden with established borders and a small tree. A concrete driveway provides off street parking and access beyond to the attached garage 5.15m x 2.62m with electric roller blind door, power and lighting. Toi the rear is a private garden that is laid to lawn with paved patio area, external boiler and storage shed.

Tenure

Freehold

Services

Mains water, electric and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'C'

Location

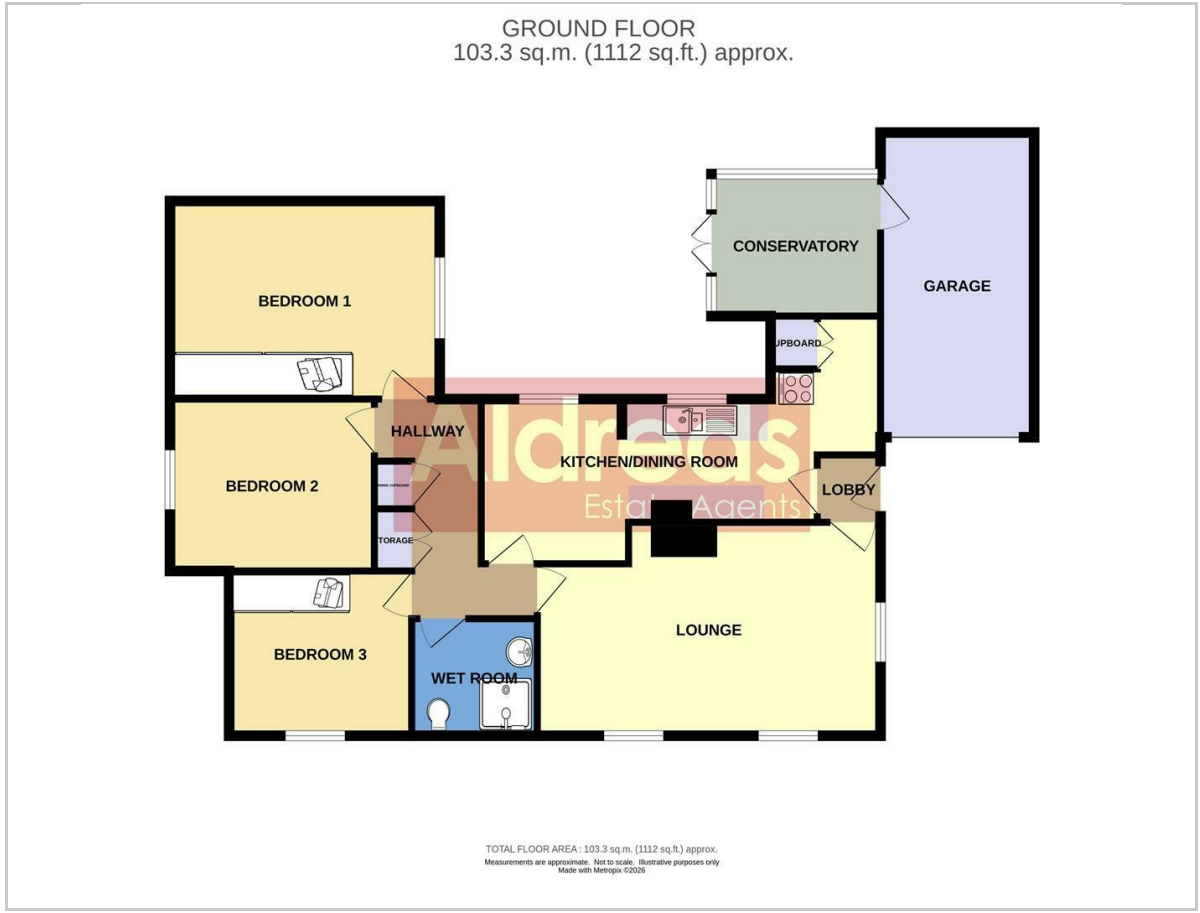
Caister-on-Sea is a popular coastal village approximately 3 miles north of Great Yarmouth * There are a variety of local shops, pubs and restaurants * Post Office * First, Middle and High schools * Golf Course * Regular bus services to Great Yarmouth * Caister also boasts Roman Ruins * a sandy beach and its own Historic Castle.

Directions

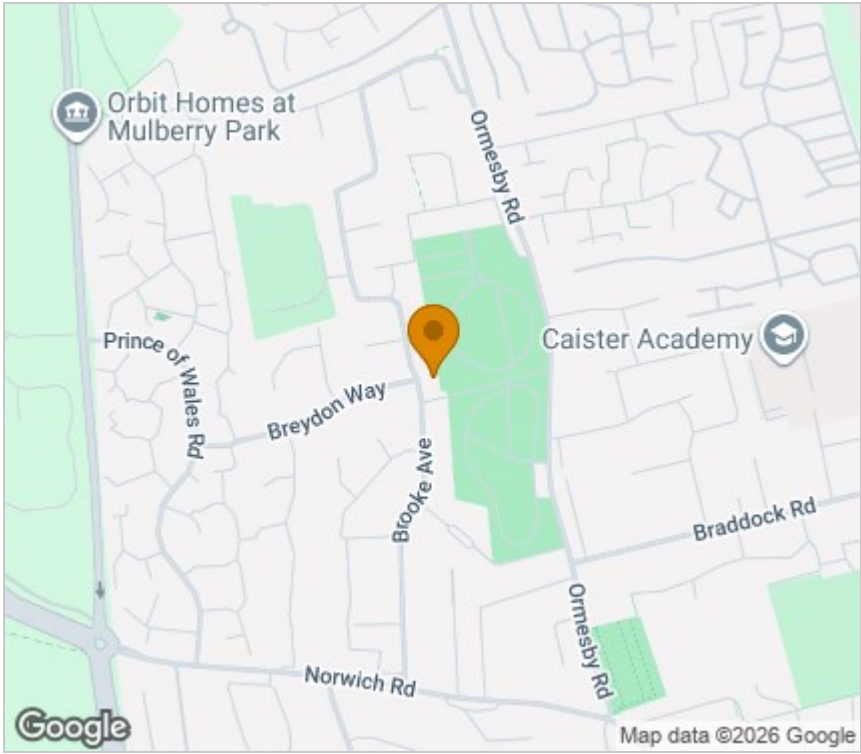
From the Yarmouth office head north along the A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout turn left onto the Caister Bypass, at the next roundabout turn right into Norwich Road, turn left into Brooke Avenue where the property can be found on the right hand side.

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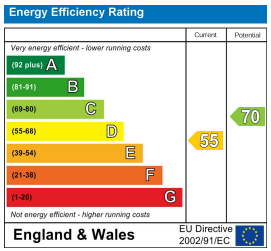
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

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

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