



28 Martin De Rye Way  
Caister-On-Sea, Great Yarmouth, NR30 5AN  
Guide Price £480,000 - £490,000



# 28 Martin De Rye Way

## Caister-On-Sea, Great

Guide Price £480,000-£490,000. Aldreds are pleased to offer this substantial, modern detached residence on a generous plot in this much sought after cul de sac location on the outskirts of the village. This stunning property would make an ideal family home with a flexible living space comprising of a reception hall serving the lounge with views over the front and rear of the property, dining/sitting room opening on to the quality fitted kitchen/breakfast room with built in appliances, separate utility room and ground floor cloakroom. On the first floor a galleried landing leads to the master bedroom with en-suite shower room, bedroom 2 with an en-suite shower room, three further bedrooms and a family bathroom. Outside the property is fully complimented by a delightful landscaped garden that has been carefully planned and lovingly maintained to offer a relaxing environment to enjoy all day sunshine with the added benefit of a large integral double garage, main driveway and additional side garden driveway with space for a caravan etc. The property also benefits from double glazed windows, oil central heating and an intruder alarm. An early viewing is recommended to appreciate the size and quality that this property offers.

### Reception Hall

Part double glazed pvc entrance door, attractive wood effect Karndean flooring, radiator, staircase to first floor with open under stairs recess, doors leading off to:

### Lounge

23'6" x 11'8" (7.17 x 3.57)

A stunning room with a double aspect via a double glazed bay window to the front aspect and double glazed window on to the rear garden, central stone fireplace with inset cast iron room heater, coved ceiling, two radiators, fitted carpet, tv point.

### Cloakroom

5'1" x 4'5" (1.56 x 1.37)

Low level wc, vanity unit with inset wash basin, frosted double glazed window to front aspect, radiator, attractive wood effect Karndean flooring.

### Dining Room

10'4" x 10'1" (3.16 x 3.08)

Double glazed French doors on to the rear garden, tv point, radiator, fitted carpet, open access to:

### Kitchen/Breakfast Room

15'6" x 14'2" narrowing to 8'7" (4.73 x 4.33 narrowing to 2.64m)

Quality fitted kitchen with Sage Shaker style wall and matching base units with fitted granite effect work surfaces over, stainless steel double bowl sinks, space and plumbing for a dishwasher, built in electric double oven, four ring ceramic hob with extractor hood over, part metro tiled walls, recessed spot lights, two double glazed windows to rear garden, radiator, tv point, fitted breakfast bar, attractive tile effect Karndean flooring, door in to the garage, access to:

### Utility Room

7'1" x 5'4" (2.17 x 1.65)

Matching Sage units with base units and a larder storage with granite effect work surfaces over, space and plumbing for a washing machine, part metro tiled walls, attractive tile effect Karndean flooring, part double glazed pvc door to rear, radiator.

### First Floor Galleried Landing

Built in airing cupboard housing the pressurised hot water cylinder with ample storage space, double glazed window to front aspect, radiator, access to the insulated and boarded loft space, split level landing area with doors leading off to:

### Bedroom 1

16'6" x 12'2" (5.05 x 3.71)

Double glazed window to rear aspect, radiator, tv point, telephone point, fitted carpet, door to:

### En-Suite Shower Room

8'9" x 4'10" (2.67 x 1.48)

Full width tiled shower cubicle with mains fed shower fitting, low level wc, pedestal wash basin, half tiled walls, spiral chrome towel rail/radiator, extractor fan, vinyl flooring, frosted double glazed window to rear aspect.

### Bedroom 2

14'9" x 12'1" maximum (4.50 x 3.69 maximum)

Double glazed window to front aspect, radiator, tv point, telephone point, fitted carpet, door to:





#### En-Suite Shower Room

7'8" x 4'10" (2.35 x 1.48)

Corner quadrant tiled shower cubicle with mains fed shower fitting, vanity unit with inset wash basin, low level wc, radiator, recessed spot lights, frosted double glazed window to front aspect, vinyl flooring, half tiled walls.

#### Bedroom 3

10'8" x 7'11" (3.27 x 2.43)

Double glazed window to rear aspect, radiator, tv point, fitted carpet.

#### Bedroom 4/Dressing Room

14'6" x 8'2" (4.42 x 2.51)

Currently used as a dressing room with double glazed window to front aspect, radiator, tv point, fitted carpet.

#### Bedroom 5/Study

10'8" x 7'11" (3.27 x 2.43)

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

#### Family Bathroom

8'9" maximum x 8'7" (2.68 maximum x 2.64)

White suite comprising panelled bath, vanity unit with central wash basin, low level wc, half tiled walls, extractor fan, vinyl flooring, recessed spot lights, chrome towel rail/radiator, frosted double glazed window to rear aspect.

#### Outside

The property sits on a generous plot with a large frontage laid with block paving for ample parking and access to the integral double garage 5.21m x 4.92m with twin up and over doors, power and lighting, personal door and also housing the oil fired boiler. The remainder of the front garden is laid to lawn with stone chip borders and gate to side and double gated access to the rear garden where there is further space that can be used for car parking/caravan storage etc. The main rear garden has been landscaped and planned to allow for various zones of relaxation with a lawned area flanked by a summerhouse and terrace, corner pergola seating area with decking and a large paved terrace set to take advantage of the afternoon and late evening sunshine. The perimeter of the garden is fenced with well stocked borders offering a variety of texture and colour with a further vegetable/fruit garden in the far corner of the property. There is also outside lighting and outside tap.

#### Tenure

Freehold

#### Services

Mains water, electric and drainage.

#### Council Tax

Great Yarmouth Borough Council - Band 'E'

#### 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 mini roundabout turn left into West Road, continue to the end, turn left into Martin De Rye Way where the property can be found in the bottom right hand corner of the cul de sac.

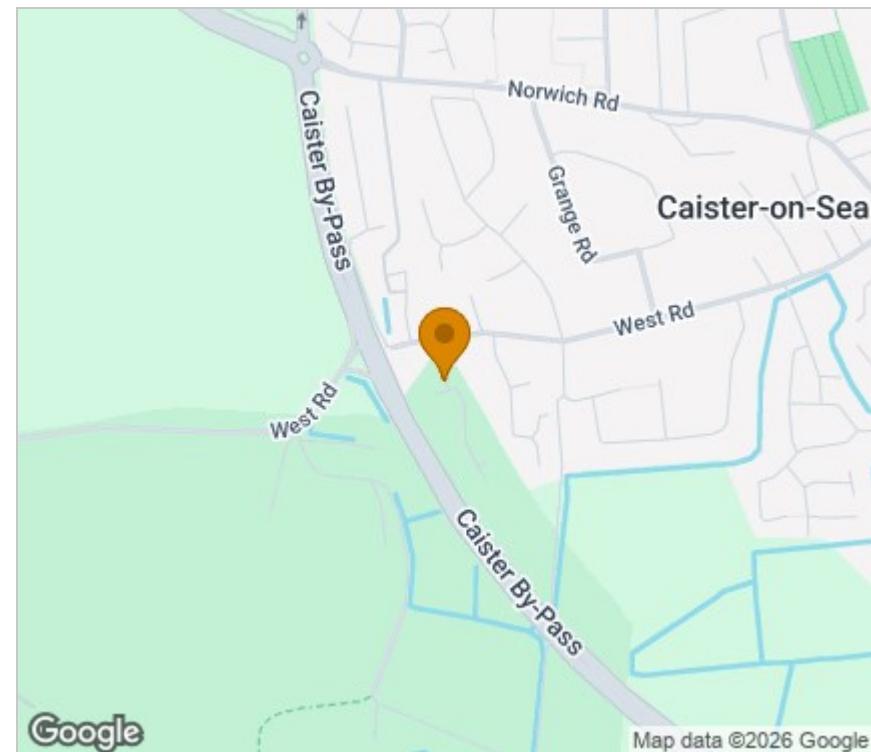
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## Floor Plan



## Area Map



## 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.

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## Energy Efficiency Graph

