

**Aldreds**  
Estate Agents



2 St. Nicholas Drive

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

£240,000



## 2 St. Nicholas Drive

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

Aldreds are pleased to offer this well maintained, extended detached bungalow that offers a deceptively spacious layout of accommodation comprising of an entrance hall, generous living room, kitchen/dining room, two double bedrooms and modern refurbished wet room. Outside there are established front and rear gardens with a westerly facing rear aspect, driveway parking leading to an attached garage with electric door. The property also benefits from gas central heating, double glazed windows and is offered chain free.

### Entrance Hall

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

### Living Room

16'4" x 12'11" (5.00 x 3.94)

Spacious living room with a full width double glazed window to front aspect, radiator, fireplace with inset electric fire, tv point, BT point.

### Kitchen/Dining Room

#### Dining Area

10'9" x 9'10" maximum (3.28 x 3.01 maximum )

Including the airing cupboard housing the gas boiler, double aspect double glazed windows to side, radiator, open access to:

#### Kitchen Area

11'9" x 10'9" (3.59 x 3.28)

Extensively fitted with wood trim finish wall and matching base units with marble effect work surfaces over, single drainer stainless steel sink unit, electric cooker with extractor hood over, space and plumbing for a washing machine and space for a tumble dryer, part tiled walls, double glazed window to rear aspect, part double glazed pvc rear entrance door, radiator.

### Bedroom 1

10'11" x 8'7" (3.34 x 2.64)

Plus a bank of fitted wardrobes to one wall, radiator, double glazed window to rear aspect, radiator.

### Bedroom 2

9'10" x 9'4" (3.02 x 2.87)

Double glazed window to front aspect, radiator.





### Wet Room

5'10" x 5'4" (1.80 x 1.65)

Recently refurbished with a new suite, shower area with waterproof floor membrane and sunken drain with electric shower over, pedestal wash basin, low level wc, aqua panelling to walls, radiator, extractor fan, frosted double glazed window to rear aspect.

### Outside

To the front of the garden is an established lawned garden with low retaining brick boundary walling, side driveway providing off street parking and access to the single garage 5.43m x 2.50m with electric roller blind door, power and lighting, personal door to side. At the rear is a private westerly facing garden which is mainly lawned with a paved patio area.

### Tenure

Freehold

### Services

Mains water, electric, gas and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'C'

### Location

Caister-on-Sea is a popular coastal village approx. 3 miles North of Great Yarmouth. There are a variety of local shops \* Post Office \* First, Middle and High schools \* Golf Course \* plus 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, turn left at the next mini roundabout, turn right at the next mini roundabout with Caister Police Station, turn right into Ormesby Road, just before the Haven Holiday Camp turn left into St Georges Drive and follow the road around the bend turning second left in to St. Nicholas Drive.

Ref: Y12647/02/26/CF



## Floor Plan



## Viewing

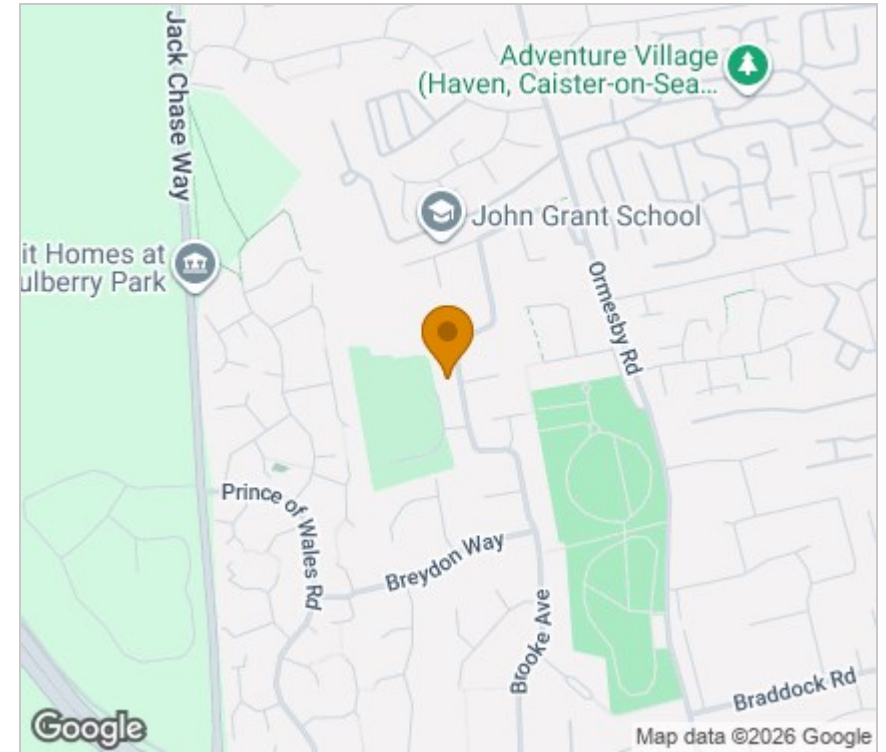
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

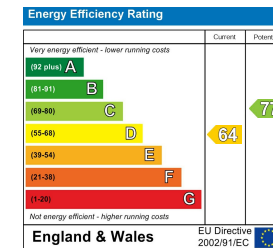
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## Area Map



## Energy Efficiency Graph



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