

**Aldreds**  
Estate Agents



42 Eastern Avenue

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

£265,000



## 42 Eastern Avenue

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

Aldreds are pleased to offer this deceptively spacious, well presented semi detached chalet bungalow which offers a flexible living space comprising of a covered entrance, entrance porch, entrance hall, lounge, kitchen, ground floor bedroom, snug/bedroom four, bathroom, first floor landing and two bedrooms. Outside there are good sized front and rear gardens, garage and workshop. The property also benefits from double glazed windows and gas central heating.

### Covered Side Entrance

With part double glazed pvc doors to front and rear, access in to the garage and workshop, glazed internal door to:

### Entrance Porch

Double glazed door to:

### Entrance Hall

Doors leading off to:

### Lounge

14'2" x 11'3" (4.32 x 3.43)

Including the chimney breast with moulded fireplace and electric fire, double glazed window to front aspect, radiator, tv point, vinyl flooring

### Kitchen

10'6" x 8'6" (3.22 x 2.60 )

Plus built in airing cupboard housing the gas fired combination boiler, fitted white kitchen units with wall and matching base units with polished finish work surfaces over, double drainer stainless steel sink unit, space and plumbing for a washing machine, electric cooker point, double glazed window to front aspect, radiator, part tiled walls, vinyl flooring

### Bathroom

White suite comprising panelled bath with electric shower over, wash basin, low level wc, part tiled walls, radiator, frosted window (not double glazed), access to the loft space.

### Bedroom 1

11'3" x 11'1" (3.45 x 3.38)

Including fitted wardrobes and dressing table, double glazed window to rear aspect, radiator, vinyl flooring.

### Inner Hall

Stairs to first floor and door to:

### Snug/Bedroom 4

11'4" x 4'11" (3.46 x 1.52)

Under stairs cupboard, double glazed window to rear aspect, radiator.





### First Floor Landing

Frosted double glazed window to rear aspect, door in to the walk in attic space with light (could be converted to form further living space subject to consent), doors to:

### Bedroom 2

13'0" x 11'4" (3.98 x 3.47)

Double glazed dormer window to rear, radiator.

### Bedroom 3

11'4" x 4'11" (3.46 x 1.52)

Double glazed dormer window to rear, radiator.

### Outside

To the front of the property is a lawned garden with established side borders. Tarmac driveway providing car parking and access to the brick built garage with up and over door, power and lighting, personal door in to the side entrance. Behind the garage is a internal workshop with power and lighting that could be further converted to be used as an office/study. At the rear is a private established garden which is laid to lawn with established side borders, paved patio and raised brick planters. The garden is enclosed by timber panel fencing with a gate on to Manor Road at the rear where there is a grassed area for additional occasional parking.

### Tenure

Freehold

### Services

Mains water, electric, gas and drainage.

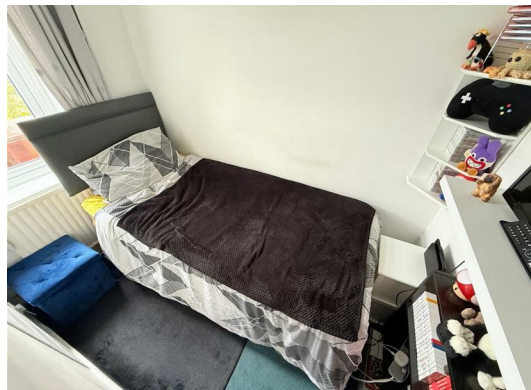
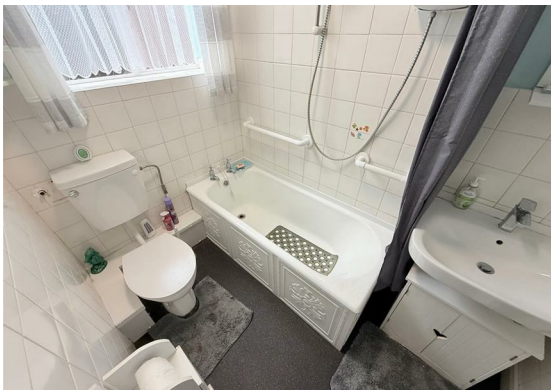
### Council Tax

Great Yarmouth Borough Council - Band 'B'

### 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.

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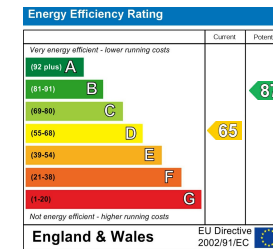
## Floor Plan



## 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

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