



130 Yarmouth Road

Caister-On-Sea, NR30 5BT

Guide Price £365,000-£375,000



## 130 Yarmouth Road

Caister-On-Sea, NR30 5BT

\*GUIDE PRICE £365,000-£375,000\* Aldreds are pleased to offer this substantial extended detached bungalow in a quiet tucked away location on a generous plot close to the village centre and local amenities. This superb bungalow has been very well maintained and offers a roomy layout of accommodation comprising of an entrance lobby, kitchen/breakfast room, spacious lounge/dining room with feature fireplace and outlook on to the garden, inner hallway, three double bedrooms, cloakroom and bathroom. Outside there are wrap around gardens which are very private and face a westerly direction. To the front a sweeping driveway provides parking for several vehicles and access to a large double garage. The property also benefits from gas central heating, double glazed windows and would make an ideal family or retirement property. An early viewing is recommended.

### Entrance Lobby

6'0" x 5'1" (1.83 x 1.57)

Plus a built in cloaks storage cupboard housing the gas boiler, part double glazed pvc entrance door, LVT flooring, door to:

### Kitchen/Breakfast Room

15'10" x 13'0" (4.83 x 3.98)

Spacious kitchen designed in a cottage style with wall and matching oak fronted base units with work surfaces over, central feature chimney breast with inset range cooker and extractor hood over, inset ceramic Butler's sink, space and plumbing for a washing machine and dishwasher, part tiled walls, LVT flooring, radiator, three double glazed windows to front and side aspects, door to:

### Bathroom

7'9" x 5'10" (2.38 x 1.80)

Plus corner recess with a tiled shower cubicle and mains fed shower fitting, panelled bath, vanity unit with inset wash basin and adjacent low level wc, tiled walls, chrome towel rail/radiator, LVT flooring, frosted double glazed window to side aspect.

### Lounge/Dining Room

27'7" x 11'11" (8.43 x 3.64)

Very spacious main reception room with a feature brick chimney breast with inset timber beam and multi fuel cast iron room heater, two radiators, solid oak flooring, three double glazed windows to side aspect, double glazed rear bay with French doors to the garden, tv point, door to:

### Inner Hallway

LVT flooring, radiator, access to the part boarded loft space with pull down ladder and lighting, doors leading off to:

### Cloakroom

Low level wc, hand wash basin, half tiled walls, vinyl flooring, frosted double glazed window to side aspect.





#### Bedroom 1

11'10" x 11'3" (3.61 x 3.45)

Including a chimney breast with built in storage, additional fitted bedroom furniture, double glazed bay window to rear aspect, radiator.

#### Bedroom 2

11'11" x 10'11" (3.65 x 3.34)

Wood effect laminate flooring, double glazed window to side aspect, radiator.

#### Bedroom 3

11'10" x 9'11" (3.62 x 3.04)

Corner vanity unit with inset wash basin, double glazed window to side aspect, radiator.

#### Outside

A shared access road with two other properties leads to the gated entrance set in brick piers beyond which is an expanse of block pavior driveway providing ample car parking and access to the large double brick and tiled pitched roof garage with two entrance doors, power and lighting and a personal door to the side. The bungalow sits centrally in the plot with gated accessed leading to the side garden areas with established borders, small vegetable plot and a greenhouse. The rear garden has a large sun terrace immediately beyond the bungalow with the remainder of the garden lawned with established borders facing a westerly direction.

#### 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 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.

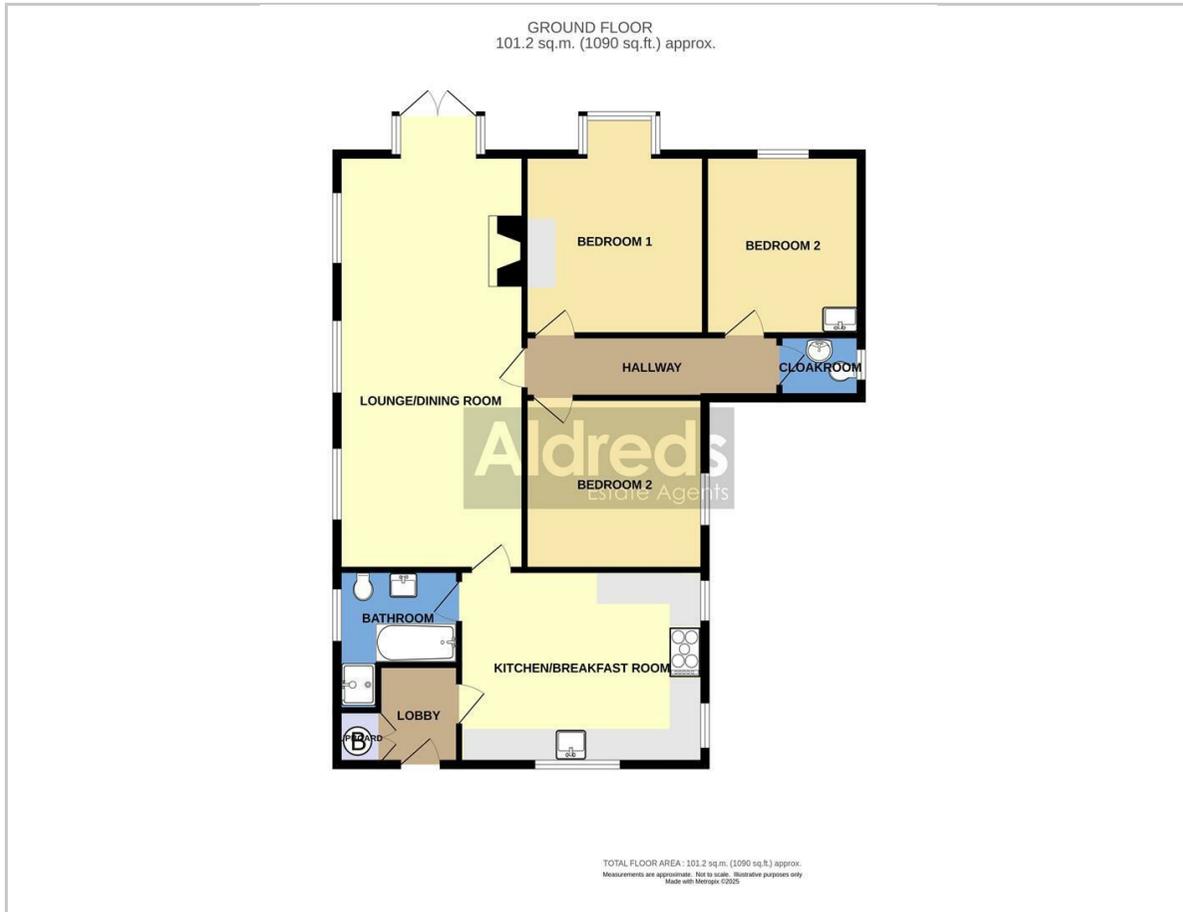
#### Directions

From our Great Yarmouth Office, proceed North along the A149 Caister Road, past the Yarmouth Stadium, at the roundabout take the second exit straight across on to Yarmouth Road. Pass Tesco's and after a hundred yards the entrance drive to the property can be found on the left hand side.

Ref: Y12543



## Floor Plan



## Viewing

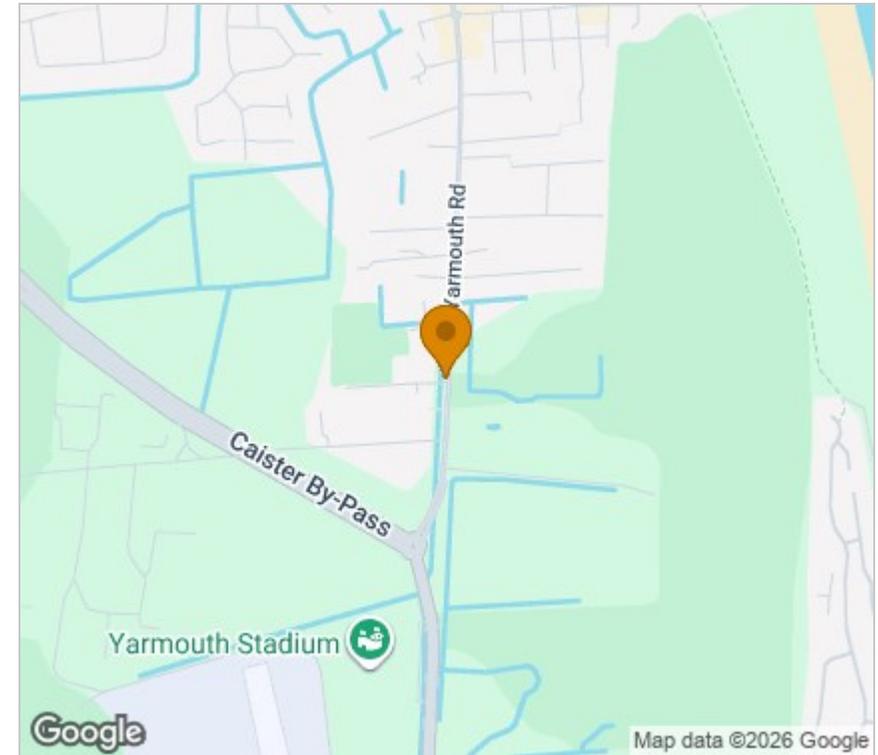
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

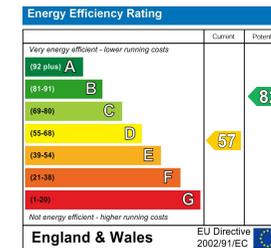
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## Area Map



## Energy Efficiency Graph



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