



38 St. Nicholas Drive

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

£230,000



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

\*CHAIN FREE\* Aldreds are pleased to offer this immaculately presented semi detached bungalow offering a well equipped living space making it an ideal retirement. The property accommodation comprises of an entrance hall leading to the living room, modern fitted kitchen, two double bedrooms and bathroom. Outside there is a driveway for parking which leads to a garage and low maintenance westerly facing rear garden. The property also benefits from double glazed windows and gas central heating. An early viewing is strongly recommended.

### Entrance Hall

Part frosted double glazed pvc entrance door, wood effect finish LVT flooring, radiator, doors leading off to:

### Living Room

15'6" x 9'10" (4.74 x 3.02)

Double glazed window and door to rear, radiator, wall mount tv point, engineered wooden flooring, sound proofed dividing wall.

### Kitchen

9'6" x 9'1" (2.92 x 2.78)

Extensively fitted with a modern cream finish shaker style kitchen with wall and matching base units with wood effect work surfaces over, inset single drainer sink unit, integrated fridge/freezer, built in electric oven with combi microwave over, four ring ceramic hob and extractor hood, space and plumbing for a washing machine, part tiled walls, built in pantry cupboard, double glazed window and door to rear, wood effect finish LVT flooring.

### Bedroom 1

13'2" x 9'10" (4.02 x 3.00)

Including a double and single built in wardrobe, radiator, double glazed window to front aspect, wall mount tv point, sound proofed dividing wall.

### Bedroom 2

9'8" x 8'5" (2.96 x 2.59)

Double glazed window to front aspect, radiator.





### Bathroom

6'9" x 5'10" (2.06 x 1.79)

White suite comprising panelled bath with mixer tap and mains fed shower fitting over, vanity unit with inset wash basin, low level wc, radiator, frosted double glazed window to side aspect, wood effect finish LVT flooring.

### Outside

To the front of the property is a lawned garden with side borders and an adjacent block pavior driveway providing off street parking which extends down the side of the bungalow to the brick built garage with up and over door, power and lighting, personal door to side. A gated access leads in to the rear garden which faces a westerly direction and is laid with an area of paved patio flanked by a lawn and stone chips/plants bordering. In the rear corner of the garden is an additional raised sun trap patio.

### 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.

### Directions

From the Yarmouth office head north along the A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout turn left onto Caister Bypass, at the next roundabout turn right into Norwich Road, take the second turning left into Brooke Avenue, follow the road round into St Nicholas Drive where the property can be found on the left hand side.

Ref: Y12642/02/26



## Floor Plan



## Viewing

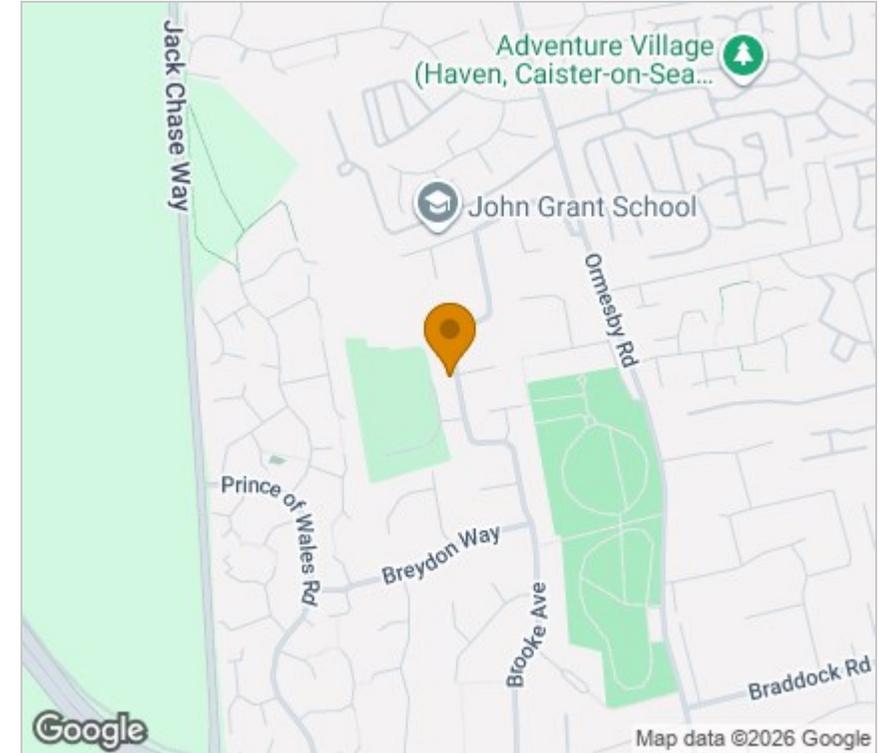
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

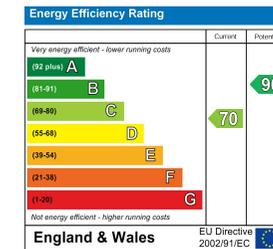
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## Area Map



## Energy Efficiency Graph



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