

**Aldreds**  
Estate Agents



12 Aspen Road

Caister On Sea, Great Yarmouth, NR30 5BG

£220,000



## 12 Aspen Road

Caister On Sea, Great Yarmouth, NR30 5BG

Aldreds are pleased to offer this very well presented modern terraced house with a generous westerly facing rear garden and garage with driveway parking. The property would make an ideal first home purchase with well maintained accommodation comprising of an entrance hall, lounge/dining room fitted kitchen, cloakroom, master bedroom with en-suite shower room, bedroom 2 and bathroom. Outside is a private sun trap garden, parking and garage. The property also benefits from double glazed windows and gas central heating. View early to avoid disappointment.

### Entrance Hall

Part glazed entrance door, radiator, stairs rising to landing, LVT flooring, doors leading off:-

### Cloakroom

Low level WC, pedestal hand wash basin, extractor fan.

### Kitchen

10'6" x 6'8" (3.20 x 2.03 (3.21 x 2.04))

Double glazed window to front aspect, a range of fitted cream finish wall and base kitchen units with roll top work surface and tiled splashback, wall mounted gas fired combination boiler for hot water and central heating, integrated electric oven, gas hob and extractor, plumbing for washing machine and dishwasher, extractor fan, tile effect vinyl flooring.

### Lounge/Dining Room

Double glazed window and double glazed French doors to rear garden, understairs cupboard, power points, tv point, radiator, LVT flooring.

### Landing

Doors leading off to:

### Bedroom 1

Double glazed window to front aspect, range of built in wardrobes, radiator, power points, telephone point, door to:-

### En-suite Shower Room

Frosted double glazed window to front aspect, low level WC, hand wash basin, tiled shower cubicle, extractor fan, shaver point, radiator.

### Bedroom 2

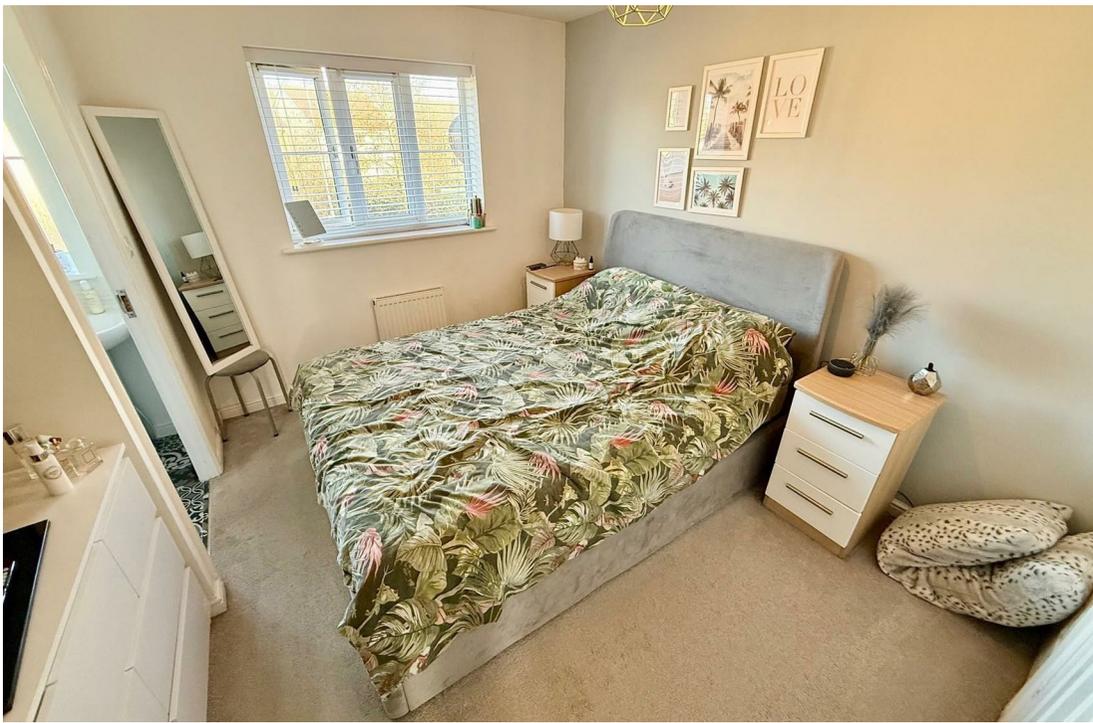
10'10" x 6'10" (3.30 x 2.08)

Double Glazed window to rear aspect, power points, radiator, loft access.

### Bathroom

Frosted double glazed window to rear aspect, panelled bath with shower over and tiled surround, hand wash basin, low level WC, radiator, extractor fan.





### Outside

Mature planting to front with a small enclosed garden area. The property offers an enclosed rear garden with panelled fencing to boundaries, sun trap westerly facing patio, paved pathway and laid to lawn area, external power and water supply, gate giving pedestrian access to the garage en bloc with parking space in front.

### Tenure

Freehold.

### Services

Mains water, electric, gas, 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 right into Yarmouth Road, continue over the mini roundabout into the High Street, turn left at the next mini roundabout, at the next mini roundabout with Kings Arms public house turn left into West Road, turn left Meadowsweet Road, take the first right into Aspen Road, continue as the road bears round to the left where the property can be found on the right hand side adjacent to the communal grass area.

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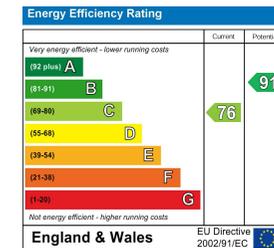
## Floor Plan



## 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.

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