

Aldreds
Estate Agents

7 Cromarty Way

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

£400,000

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Aldreds are pleased to offer this well presented and deceptively spacious detached residence tucked away in the corner of a cul de sac that would make an ideal family home with accommodation comprising of a reception hall, lounge, dining room, kitchen/breakfast room, utility room, cloakroom and study on the ground floor. On the first floor a galleried landing serves four good sized bedrooms, one of which has an en-suite shower room, family bathroom. Outside there are generous gardens, ample driveway parking and an attached double garage. The property also benefits from double glazed windows, gas central heating and is offered chain free.

Reception Hall
PVC entrance door, double glazed window to front aspect, built in storage cupboard, stairs to first floor with under stairs cupboard, doors leading off to:

Cloakroom
6'2" x 3'7" (1.90 x 1.10)
Low level wc, hand wash basin, radiator, frosted double glazed window to front aspect.

Lounge
20'11" x 11'5" (6.40 x 3.49)
A superb main reception with a double aspect with double glazed window to front aspect and double glazed French doors to rear, attractive marble backed fireplace with inset fitted gas fire with a mahogany fire surround, two radiators, casement doors to:

Dining Room
14'2" x 9'11" (4.34 x 3.03)
Radiator.

Kitchen/Breakfast Room
15'9" x 11'0" (4.82 x 3.37)
Extensively fitted with a medium oak kitchen with wall and matching base units with light finish marble effect work surfaces over, double bowl single drainer sink unit, space and plumbing for a dishwasher, part tiled walls, fitted gas hob with overhead extractor hood, built in double electric oven, tiled flooring, radiator, double aspect double glazed windows to rear, door to:

Utility Room
8'8" x 6'5" (2.65 x 1.96)
Fitted base unit with inset single drainer stainless steel sink unit, part tiled walls, space and plumbing for a washing machine, recess housing the gas boiler, tiled flooring, part double glazed pvc rear entrance door and double glazed window.

Study
12'3" x 6'2" (3.74 x 1.90)
Double glazed window to side aspect, radiator, loft storage space.

First Floor Galleried Landing
Double glazed window to front aspect, radiator, built in airing cupboard housing the hot water cylinder, access to the loft space, doors leading off to:

Bedroom 1
11'9" x 11'8" (3.60 x 3.56)
Plus two double fitted wardrobe cupboards, double glazed window to rear aspect, radiator, door to:

En-Suite Shower Room
11'6" x 5'4" (3.53 x 1.65)
Tiled shower cubicle with electric shower fitting, low level wc, pedestal wash basin, extractor fan, radiator, frosted double glazed window to side aspect.















Bedroom 2
11'5" x 11'1" (3.50 x 3.40)
Double glazed window to rear aspect, radiator.

Bedroom 3
11'5" x 8'7" (3.50 x 2.62)
Double glazed window to rear aspect, radiator.

Bedroom 4
8'8" x 6'9" (2.66 x 2.08)
Plus built in wardrobe cupboard, radiator, double glazed window to front aspect.

Family Bathroom
7'10" x 6'2" (2.41 x 1.88)
Panelled bath, low level wc, pedestal wash basin, part tiled walls, radiator, extractor fan, frosted double glazed window to side aspect.

Outside
Too the front of the property is a double width block pavior driveway/turning area which leads to the attached double garage with twin up and over doors, power and lighting, personal door to rear. A gated side access leads to the rear where there is a generous size garden which is private, mainly laid to lawn with a paved patio area.

Tenure
Freehold

Services
Mains water, electric, gas and drainage.

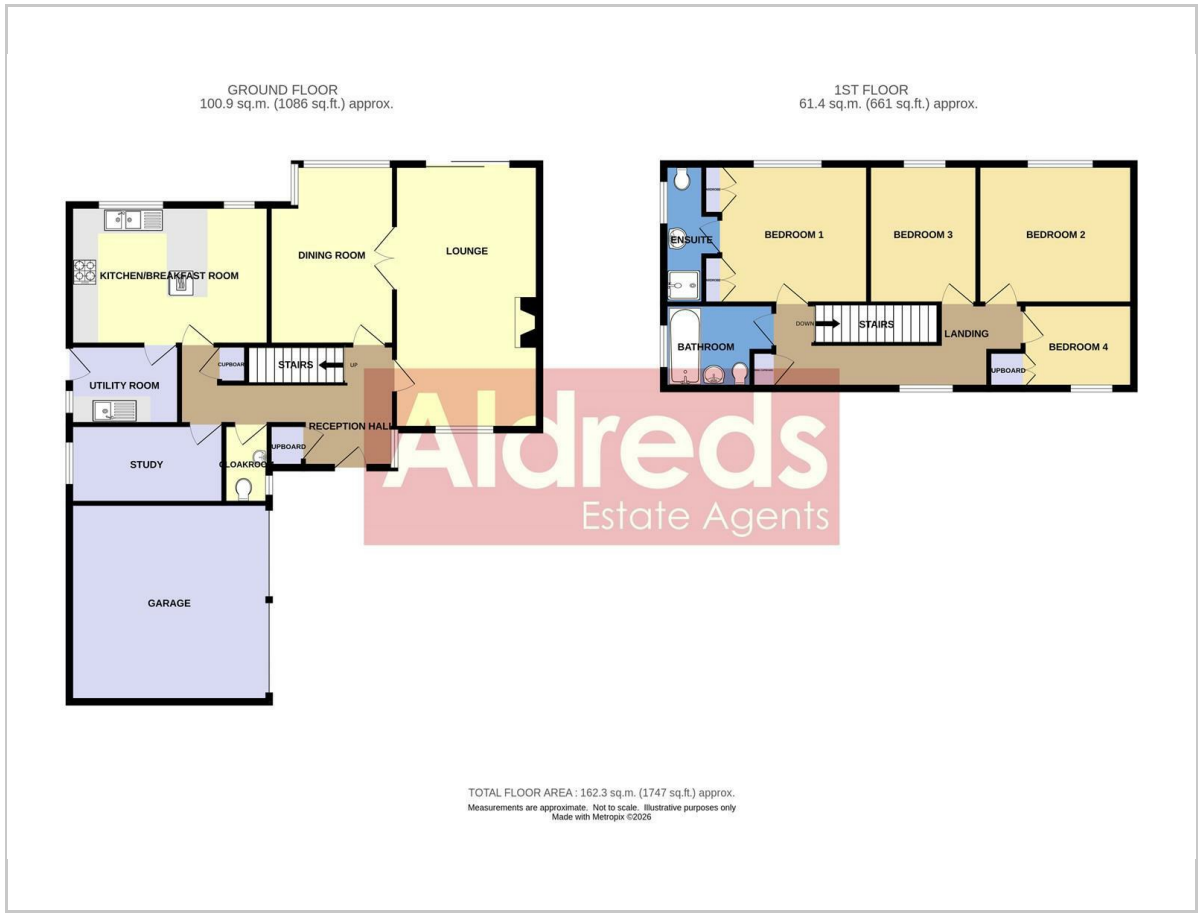
Photos
Some of the imagery has been clarity enhanced using AI.

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.

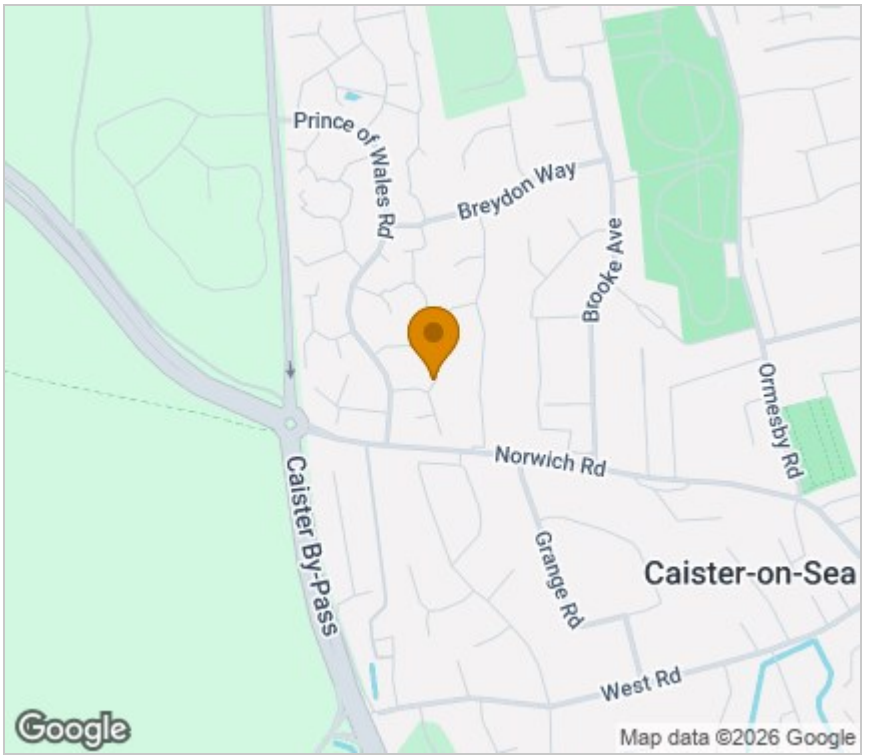
Directions
From the Yarmouth office head north along the A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout turn left onto the Caister Bypass, at the next roundabout turn right into Norwich Road, turn left into Prince of Wales Road, first right in to Cromarty Way.

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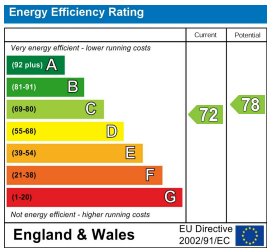
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

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

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