



3 Ellison Close

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

Offers Over £350,000



3 Ellison Close

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

Situated in a quiet cul de sac location, Aldreds are pleased to offer this 2011 built detached bungalow which offers a deceptively spacious layout of accommodation comprising of a reception hall, living room, kitchen/breakfast room, master bedroom with en-suite shower room, two further double bedrooms and family bathroom. Outside there is a manageable sized rear garden, double width driveway and double garage. The property also benefits from a well maintained interior and has underfloor gas central heating and double glazed windows. The bungalow is also offered chain free and an early viewing is strongly recommended.

Reception Hall

Part double glazed pvc entrance door, built in double width airing cupboard housing the pressurised hot water cylinder and underfloor heating manifold, access to the loft space, wood effect LVT flooring, doors leading off to:

Living Room

16'2" x 14'0" (4.93 x 4.27)

Spacious living room with a double aspect, feature moulded fireplace with fire surround and inset electric fire, television point, double glazed window to side and double glazed French doors to rear, fitted carpet.

Kitchen/Breakfast Room

17'8" x 10'7" (5.41 x 3.25)

Extensively fitted with a range of cream finish shaker style wall and matching base units with wood block worksurfaces over, integrated dishwasher, washing machine and fridge/freezer, recess with range cooker and double width extractor hood over, gas boiler, part tiled walls, television point, double glazed window to rear aspect, part double glazed pvc side entrance door, wood effect laminate flooring.

Bedroom 1

13'3" x 11'8" (4.04 x 3.58)

Plus built in double wardrobe cupboard, television point, double glazed window to front aspect, fitted carpet, door to:

En-Suite Shower Room

White suite comprising tiled shower cubicle with a mains fed shower fitting, low level wc with concealed cistern, adjacent vanity unit with inset wash basin, tiled walls and flooring, extractor fan, frosted double glazed window to side aspect.

Bedroom 2

11'8" x 10'0" (3.58 x 3.05)

Double glazed window to side aspect, television point, fitted carpet,





Bedroom 3/Dining Room

11'10" x 10'7" (3.63 x 3.25)

Double glazed window to front aspect, television point, fitted carpet.

Family Bathroom

10'7" x 6'8" (3.23 x 2.04)

White suite comprising panelled bath, low level wc with concealed cistern, vanity unit with inset wash basin, tiled shower cubicle with mains fed shower fitting, tiled walls and flooring, extractor fan, frosted double glazed window to side aspect.

Outside

The bungalow is situated in the corner of the cul de sac and is approached via a shared driveway leading to a double width tarmac driveway beyond which is a brick and tiled pitched roof double garage with twin up and over doors, power and lighting, personal door to the side. The remainder of the frontage is low maintenance with slate chips, A gated access leads to the rear garden which is lawned with an area of paved patio. The garden offers private aspects and is enclosed by timber panelled fencing.

Tenure

Freehold

Services

Mains water, electric, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'D'

Location

Caister-on-Sea is a popular coastal village approximately 3 miles north of Great Yarmouth * There are a variety of local shops * 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.

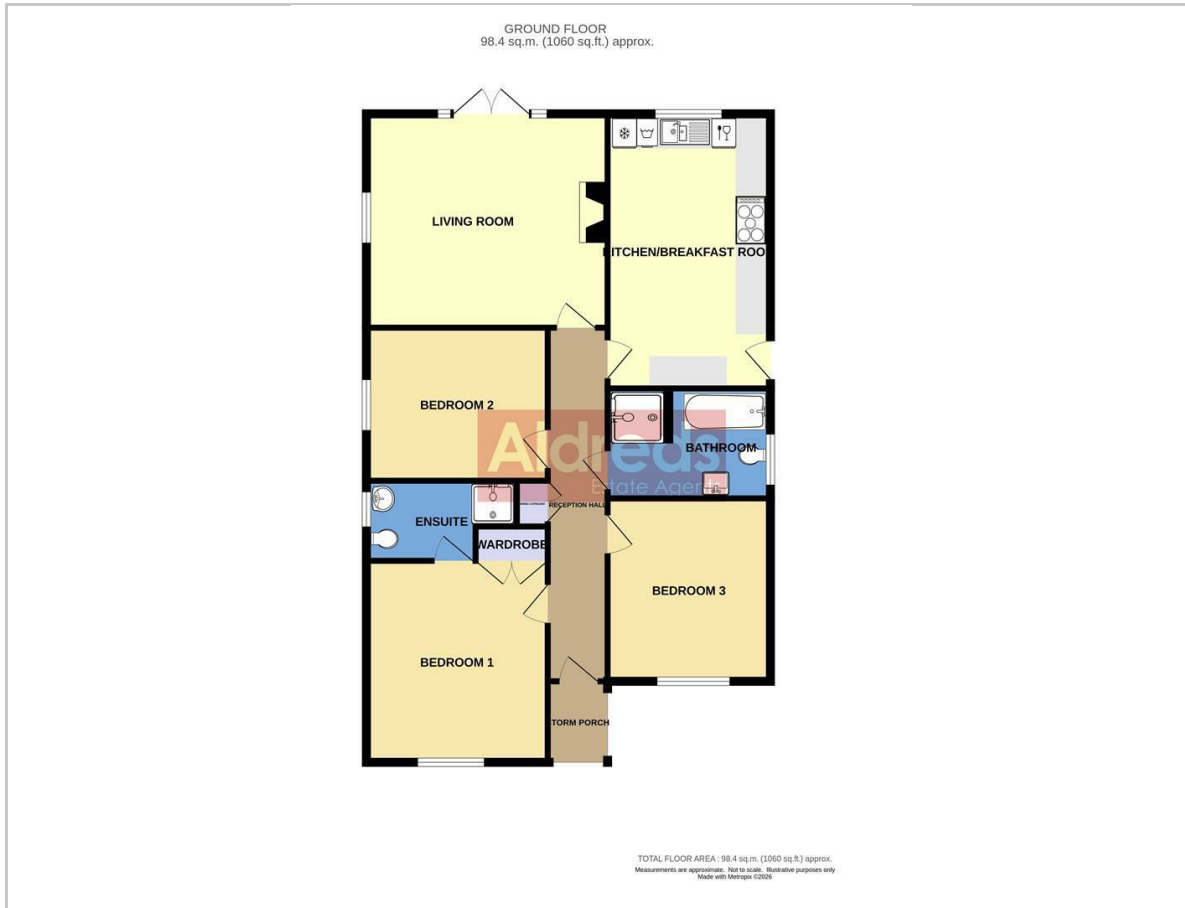
Directions

From Haven Bridge proceed North out of town along the A149 Caister Road, past the Yarmouth Stadium, at the roundabout take the left hand exit onto the Caister Bypass, at the next roundabout take the right hand exit and follow the sign into Caister village, continue for approximately ½ a mile, just past the Roman Ruins take the second turning left into Uplands Avenue where the road becomes Ellison Close where the property can be found in the left hand corner.

Y12709/04/26/CF



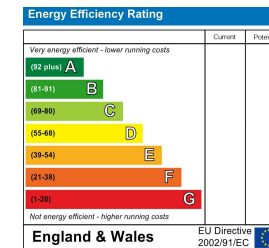
Floor Plan



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

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ

Tel: 01493 844891 Email: yarmouth@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ

Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA