



**Aldreds**  
Estate Agents

4 Villarome

Caister-on-Sea, Great Yarmouth, NR30 5TQ

Asking Price £700,000



## 4 Villarome

### Caister-on-Sea, Great Yarmouth,

NR30 7TG

A rare opportunity to acquire an impressive immaculately presented detached executive residence in a much sought after cul de sac location. On the ground floor a generous reception hall serves a formal lounge, superb kitchen/dining/day room, cloakroom, separate wc, utility room and ground floor bedroom/studio. On the first floor is a huge master bedroom with built in wardrobes and balcony, luxury en-suite bathroom, three further double bedrooms, family bathroom and separate cloakroom. This delightful home is fully complimented outside by a landscaped garden with areas of terrace and an entertaining space with bar. There is also an integral double garage and wide driveway for parking. The property also benefits from quality double glazed windows and gas central heating with partial underfloor. View early to appreciate the size and quality of accommodation on offer.

#### Reception Hall

A superb entrance with a porch extension, stairs to first floor landing, quality grey Kardean flooring, grey composite entrance door with double glazed side panels, two wall lights, built in airing cupboard housing the pressurised hot water cylinder serving the ground floor, doors leading off to:

#### Separate WC

White low level wc, tiled flooring, wash basin, half tiled walls, extractor fan.

#### Cloakroom

Deep walk in cloaks cupboard with alcove shelving, tiled floor and radiator,

#### Lounge

17'5" x 15'9" (5.31 x 4.80)

A delightful formal lounge with a feature fireplace with recessed wood burner set on a marble hearth, double glazed window to front aspect, two radiators, two tv points, wall lights, tasteful decor.

#### Kitchen/Dining/Day Room

30'2" x 26'6" (9.19 x 8.08)

A luxury white gloss kitchen with wall and matching base units with under surface lighting and low level LED lighting with grey granite work surfaces over, purple glitter splashback, central island unit with matching white gloss base units, integrated dishwasher, inset one and a half bowl sink beneath a large grey granite work surface with breakfast bar seating area and adjacent wine store. The kitchen also has an integrated Neff steamer oven, two single ovens and a microwave. There is also a five ring gas hob with double size integrated extractor over, recess with space for an American style fridge/freezer, recessed spot lights and luxury grey Kardean flooring with underfloor heating which is laid throughout. The kitchen opens out on to the day room and dining area where a full width combination of double glazed windows, bi-fold and patio doors lead to the rear garden with a feature vaulted glass roof, recessed spots and wall mount tv point. There is also space for a large dining table making this a superb entertaining room, door to:

#### Utility room

15'8" x 7'0" maximum (4.78 x 2.13 maximum (4.77 x 2.14 maximum))

Fitted with grey gloss wall and matching base units with grey work surface over, inset sink with mixer tap, space and plumbing for washing machine and tumble drier, recess with space for a fridge/freezer, metro block tiled walls, double glazed pvc door to side, attractive tiled flooring with partial under floor heating, internal door to garage and door to:

#### Bedroom 5/Study

15'11" x 7'11" (4.85 x 2.41)

Double glazed French doors with double glazed side panels and fitted blinds on to the rear terrace, telephone point, double glazed window to side, attractive tiled flooring with under floor heating.

#### First Floor Landing

Radiator with fitted covers, two loft access points, deep built in airing cupboard housing the pressurised hot water cylinder serving the first floor, fitted carpet, doors leading off to:

#### Master Bedroom

19'10" x 12'4" (6.05 x 3.76)

Plus a bank of fitted triple wardrobes with sliding doors, sensor operated lighting and storage space with shelving and hanging rails, double glazed French doors with double glazed side panels and internal Italian blinds on to the balcony providing distant views over farmland, wall mount tv point, electric plasma style fire, designer radiator, fitted carpet, door to:





#### En-Suite Bathroom

15'9" x 8'5" (4.80 x 2.57)

A touch of luxury with this delightful en-suite offering a stand alone deep bath with separate digital thermostatic heat control and pressured shower attachment, grey gloss vanity unit with inset oval sink, bidet, low level wc, double size walk in shower cubicle with glass screen and thermostatic controlled power shower, quality polished coloured tiled walls and flooring, designer radiator, double aspect frosted double glazed windows with fitted blinds.

#### Bedroom 2

15'10" x 14'0" (4.83 x 4.27)

Double glazed window to front aspect providing distant views over farm land, radiator with fitted cover, tv point, telephone point, fitted carpet.

#### Bedroom 3

15'11" x 10'10" (4.85 x 3.30 (4.84 x 3.31))

Double glazed window to rear aspect, radiator with fitted cover, wall mount tv point, fitted carpet.

#### Bedroom 4

Plus deep over stairs storage cupboard, double glazed window to front aspect providing distant views over farm land, radiator with fitted cover, telephone and internet point, fitted carpet.

#### Family Bathroom

10'4" x 9'3" (3.15 x 2.82 (3.14 x 2.81))

Quality fitted suite with stand alone deep bath with separate shower fitting, corner shower with power shower, attractive tiled walls and flooring, wall mounted designer basin, chrome towel rail/radiator, low level wc, frosted double glazed window to rear aspect, mirror with lighting.

#### Cloakroom

Low level wc, wash basin, mainly tiled walls, frosted double glazed window to rear aspect.

#### Outside

The property is located in a select cul de sac on an elevated plot with a coloured resin bound driveway providing off street parking and access to the integral double size garage 4.95m x 4.69m with electric roller blind door, power and lighting. The remainder of the frontage is enclosed by boundary walling with specimen plants bordering and outside lighting. A gated side access leads in to the rear garden. Immediately to the rear of the property is a full width terrace which extends in to the corner where there is a pergola with sliding roof below which is a hot tub area. The terrace drops down to the remainder of the garden which has been landscaped with a central lawn, established borders with lots of texture and colour. At the bottom of the garden there is a further raised decked terrace with stunning pagoda which provides an ideal sun trap and sweeps down to the corner of the garden where there is a superb covered solid oak bar with seating area and rear storage shed facility. The rear garden is well screened and offers a tranquil space that fully compliments this home.

#### Tenure

Freehold

#### Services

Mains water, electric, gas and drainage.

#### Council Tax

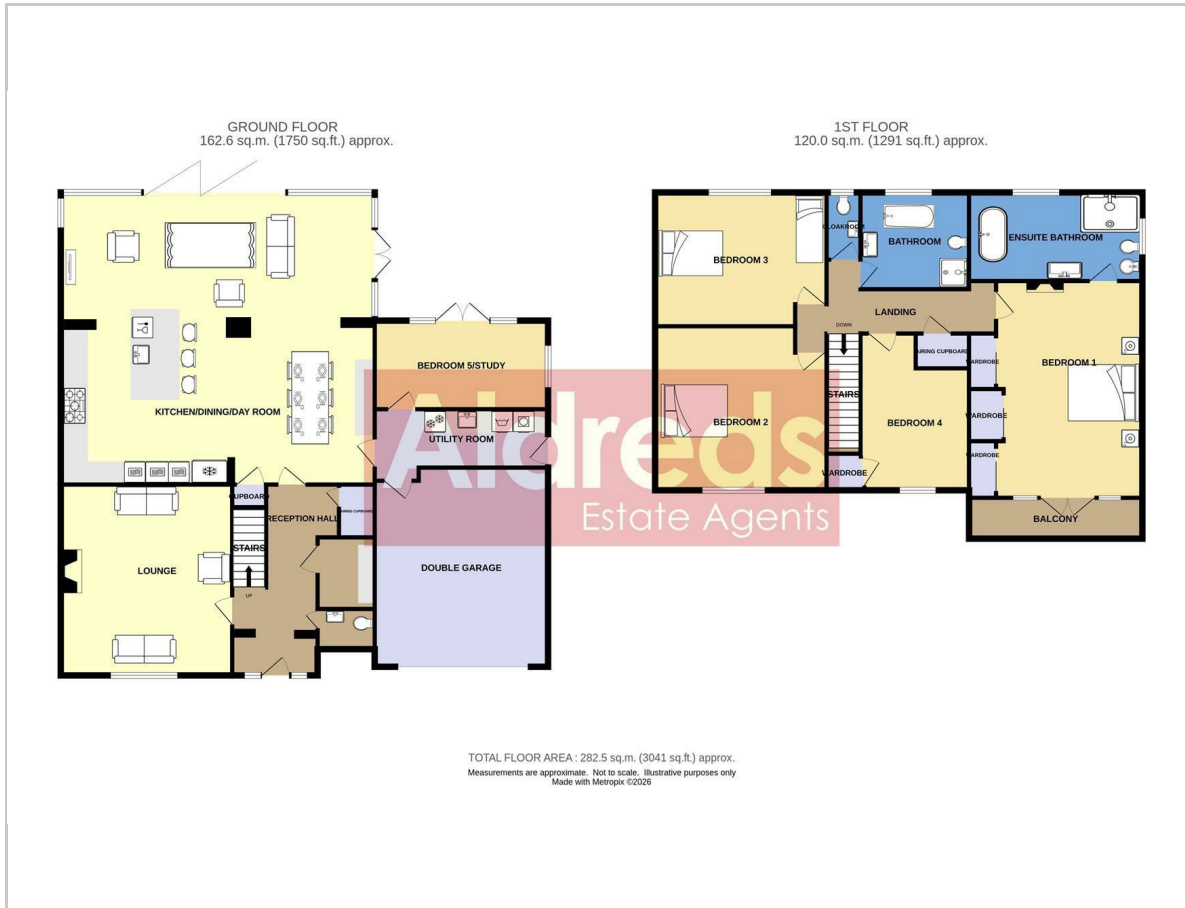
Great Yarmouth Borough Council - Band 'E'

#### Location

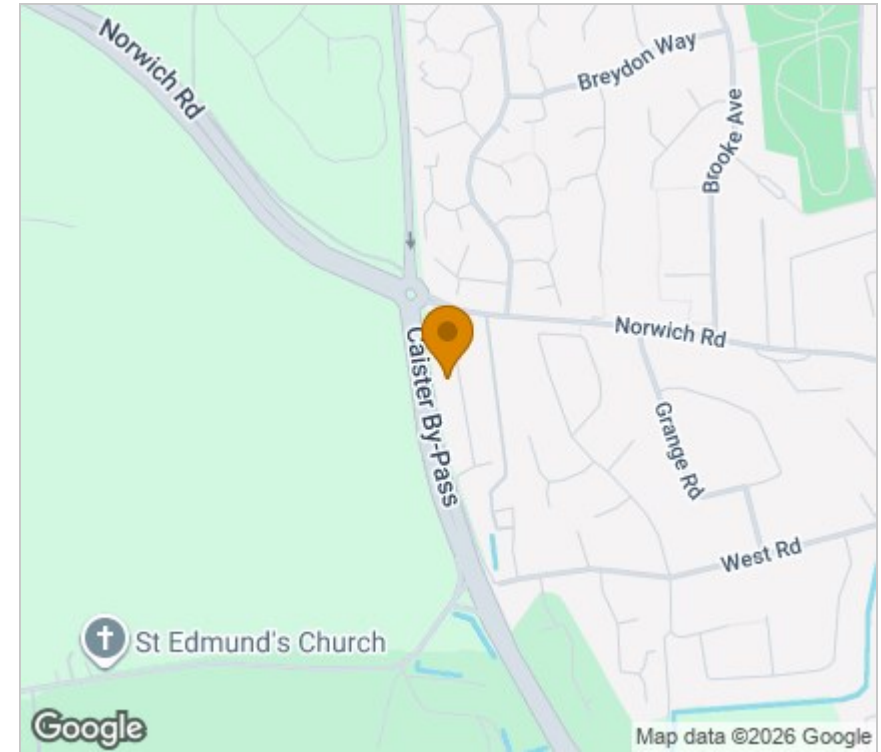
Caister-on-Sea is a popular coastal village approximately 3 miles north of Great Yarmouth \* There are a variety of local shops, pubs and restaurants \* Post Office \* First, Middle and High schools \* Golf Course \* Regular bus services to Great Yarmouth \* Caister also boasts Roman Ruins \* a sandy beach and its own Historic Castle.



## Floor Plan



## Area Map



## Viewing

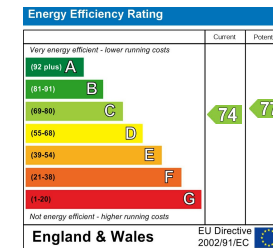
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



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