



100 Caister Road
, Great Yarmouth, NR30 4DP

Guide Price £270,000 - £280,000



100 Caister Road

, Great Yarmouth, NR30 4DP

Guide £270,000-£280,000. Aldreds are pleased to offer this extended and deceptively spacious semi detached house in a popular location to the north of the main town centre. The property offers a flexible layout with tasteful presentation throughout and accommodation comprising of an entrance hall, lounge, quality fitted kitchen/breakfast room, sitting/dining room, utility room and ground floor cloakroom. On the first floor a landing serves three good sized bedrooms and a luxury bathroom. Outside a re-laid sweeping driveway provides off street parking and a turning area. At the rear is a low maintenance generous size garden. The property also benefits from double glazed windows and gas central heating. View early to avoid disappointment.

Entrance Hall

Part double glazed pvc entrance door, frosted double glazed window to side aspect, radiator, wood effect laminate flooring, stairs to first floor with access to the under stairs:

Cloakroom

Low level wc, vanity unit with inset wash basin, vinyl flooring, frosted double glazed window to side aspect, radiator, extractor fan.

Lounge

14'5" x 12'3" (4.40 x 3.74)

Including the chimney breast with marble backed mahogany fireplace and hearth with an inset cast iron multi fuel room heater, double glazed bay window to front aspect, radiator, tv point, wall lights.

Sitting/Dining Room

19'10" x 10'6" narrowing to 9'6" (6.05 x 3.22 narrowing to 2.91)

Superb room with a designated dining area and ample space beyond to relax in, chimney breast with inset cast iron multi fuel room heater on a marble hearth, tv point, wood effect laminate flooring, radiator, double glazed French doors to rear.

Kitchen/Breakfast Room

15'10" x 8'11" narrowing to 7'9" (4.84 x 2.72 narrowing to 2.38)

Fitted with a quality cream shaker style kitchen with wall and matching base units with granite effect work tops over, built in Neff electric oven, four ring ceramic hob and extractor hood over, inset stainless steel sink with mixer tap, spot lighting, slate effect laminate flooring, double glazed windows to side and rear, additional built in matching storage cupboards with pelmet lighting, space for a table, door to:

Utility Room

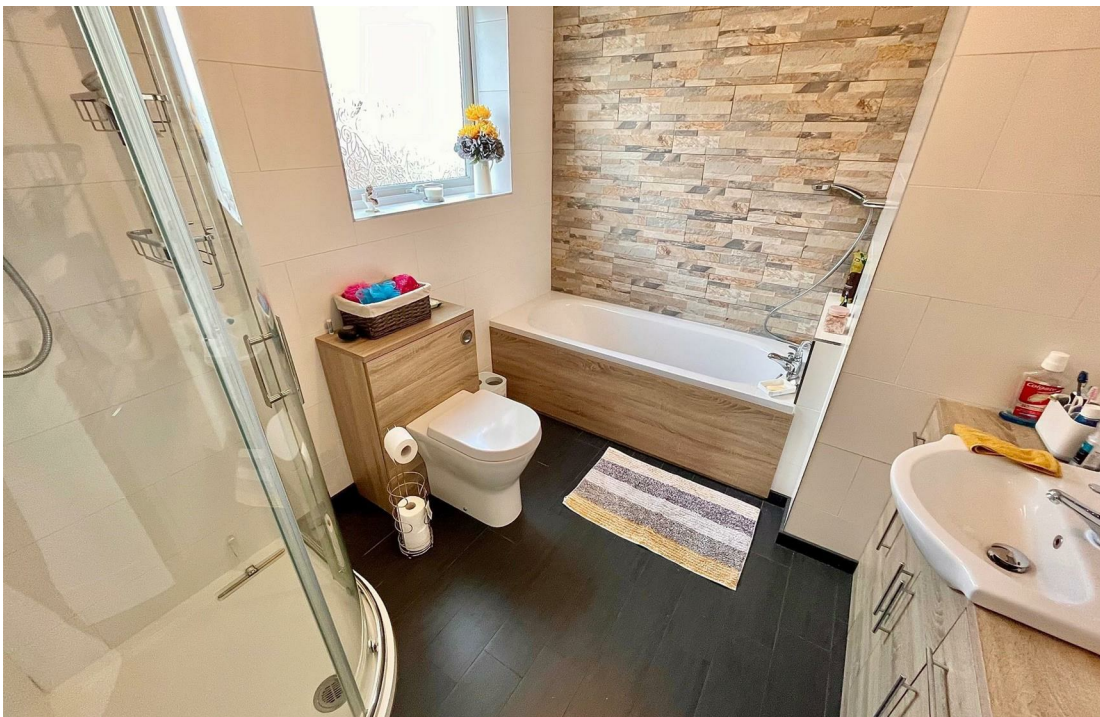
8'7" x 6'4" (2.62 x 1.94)

Space and plumbing for a washing machine and tumble dryer, cloaks storage space, wall mounted Ideal system boiler, storage space, double glazed window to front aspect, part double glazed pvc door to rear.

First Floor Landing

Frosted double glazed window to side aspect, doors leading off to:





Bedroom 1

14'7" x 10'8" (4.47 x 3.26)

Including the chimney breast, double glazed window to front aspect, radiator, spot lighting.

Bedroom 2

12'11" x 10'6" (3.94 x 3.22)

Plus a built in airing cupboard housing the insulated hot water cylinder, double glazed window to rear aspect, radiator, wall mount tv point, wood effect laminate flooring.

Bedroom 3

8'0" x 8'0" (2.45 x 2.45)

Attractive double glazed cantilevered bay window to front aspect, radiator.

Bathroom

Luxury white suite comprising panelled bath and a digital power shower, low level wc, vanity unit with inset wash basin, corner tiled shower cubicle with mains fed shower fitting, tiled walls and flooring, chrome towel rail/radiator, frosted double glazed window to side aspect, access to the boarded loft space with pull down ladder.

Outside

To the front of the property a shingled driveway provides ample off street car parking and a turning area, beyond the driveway is a lawned garden with side borders. At the rear of the property there is a lawned area flanked by low maintenance slate chips, shingle and paving. Established side borders and raised planters.

Tenure

Freehold

Services

Mains water, electric, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'D'

Location

Great Yarmouth is the largest resort on the East Norfolk coast with its Historic Market Place and varied selection of shops. The town has a busy port and the rivers Yare and Bure give access to the Norfolk Broads. There are Museums * Race Course * Greyhound Stadium * Schools for all ages * District Hospital approximately 5 miles south. Bus and rail services connect with Norwich.

Directions

From the Yarmouth office head north along North Quay, continue over the roundabout, continue into Lawn Avenue, continue over the traffic lights into Caister Road where the property can be found on the right hand side.

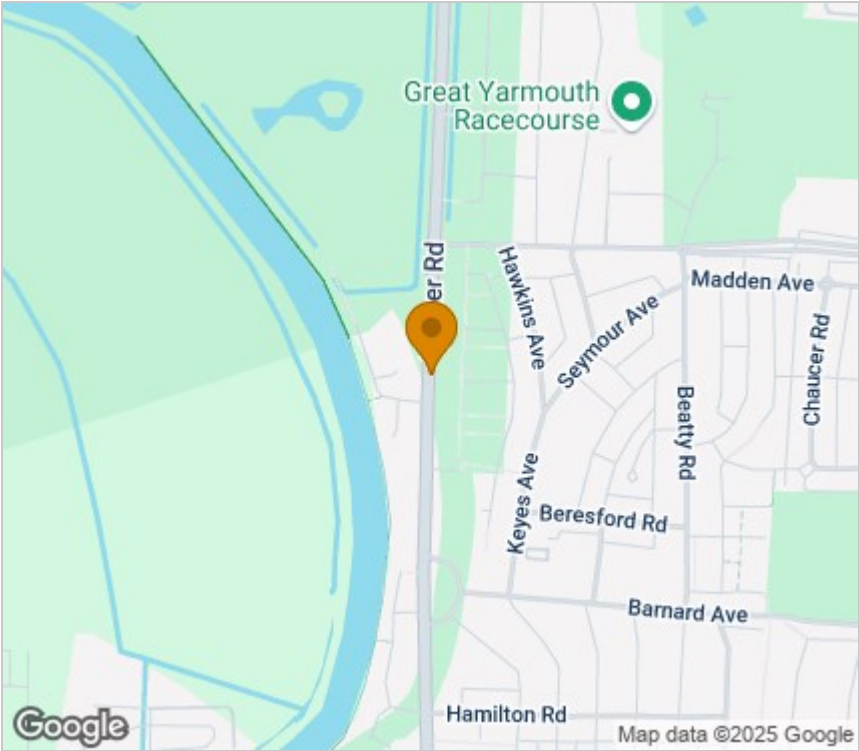
Ref: Y12252/10/24/CF



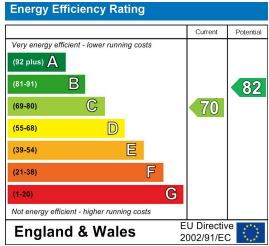
Floor Plan



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.