



11 Windsor Avenue  
Great Yarmouth NR30 4EA  
Offers Over £375,000



# 11 Windsor Avenue

Great Yarmouth NR30 4EA

Situated in a much sought after Avenues location, Aldreds are pleased to offer this stunning, comprehensively renovated detached bungalow with a flexible layout of accommodation that would suit either a family or for retirement purposes with a porch leading to a central hallway that serves a lounge/bedroom three, separate sitting/dining room, quality new fitted kitchen with built in appliances, superb conservatory/garden room, two large double bedrooms, new en-suite shower room and additional shower room, small utility and converted garage which can be used as a further bedroom or large sitting room. Outside the property is complimented by low maintenance block pavior gardens with a westerly facing rear aspect and ample off road parking. Over the past year the property has benefitted from a new roof, re-plastering/decoration throughout, new flooring, new double glazed windows and doors, new gas central heating and re-wiring. An early viewing is strongly recommended to appreciate the size, flexibility and quality of living space on offer.

## Entrance Porch

New Part stained glass and double glazed composite entrance door, vinyl flooring, original part stained glass wood panelled entrance door to:

## Entrance Hall

15'5" x 5'5" (4.70 x 1.66)

Traditional central spacious hallway with a radiator, wood effect laminate flooring, doors leading off to:

## Lounge/Bedroom

13'11" x 12'2" (4.25 x 3.72)

Plus a double glazed bay window to front aspect, double glazed window to side aspect, radiator, wood effect laminate flooring, wall mount tv point.

## Dining/Sitting Room

13'10" x 13'8" (4.24 x 4.18)

Double glazed window to side aspect, radiator, wood effect laminate flooring, door to:

## Kitchen

14'3" x 9'10" (4.36 x 3.02)

New modern fitted kitchen with wall and matching base units with granite effect work surfaces over and matching upstands, one and a half bowl white cast sink with mixer taps, space and plumbing for a washing machine, built in electric oven, four ring ceramic induction hob with stainless steel extractor hood over, wood effect laminate flooring, radiator, double glazed window to side aspect, door to utility and open access to:

## Conservatory/Garden Room

16'8" x 10'2" (5.09 x 3.12)

Superb room backing on to the garden of brick and new double glazed construction with French doors to rear and a vaulted sky light roof, wall lights, ample power points, radiator, wood effect laminate flooring.

## Utility

6'9" x 3'0" (2.06 x 0.93)

Wall mounted new Worcester boiler, light and storage space, door to:

## Converted Garage/Sitting Room/Bedroom

17'1" x 13'5" (5.21 x 4.11)

Superb flexible space that could be used for a variety of uses and could be changed to an annexe, fitted single drainer stainless steel sink unit, double aspect double glazed windows, part double glazed pvc doors to side and rear, wood effect laminate flooring, ample power points.





#### Bedroom 1

12'0" x 10'6" (3.66 x 3.22)

Plus deep built in wardrobe cupboard, double glazed window to front aspect, radiator, tv point, wood effect laminate flooring, door to:

#### En-Suite Shower Room

Shower cubicle with aqua panelled walls and mains fed shower fitting, low level wc, wash basin, extractor fan, radiator, vinyl flooring.

#### Bedroom 2

12'0" x 11'0" (3.66 x 3.36)

Plus door recess, double aspect double glazed windows, radiator, wood effect laminate flooring.

#### Shower Room

Corner quadrant shower cubicle with aqua panelled walls and mains fed shower fitting, vanity unit with inset wash basin, low level wc, extractor fan chrome towel rail/radiator, frosted double glazed window, access to the loft space.

#### Outside

To the front, side and rear of the property is a new block pavior driveway garden area creating a very low maintenance outside space to enjoy and relax in. Gated side access leads to an additional drive/storage area. The rear garden faces a westerly direction and is fully enclosed with a useful large shed/workshop.

#### Tenure

Freehold

#### Services

Mains water, electric, gas and drainage.

#### Council Tax

Great Yarmouth Borough Council - Band 'C'

#### 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.

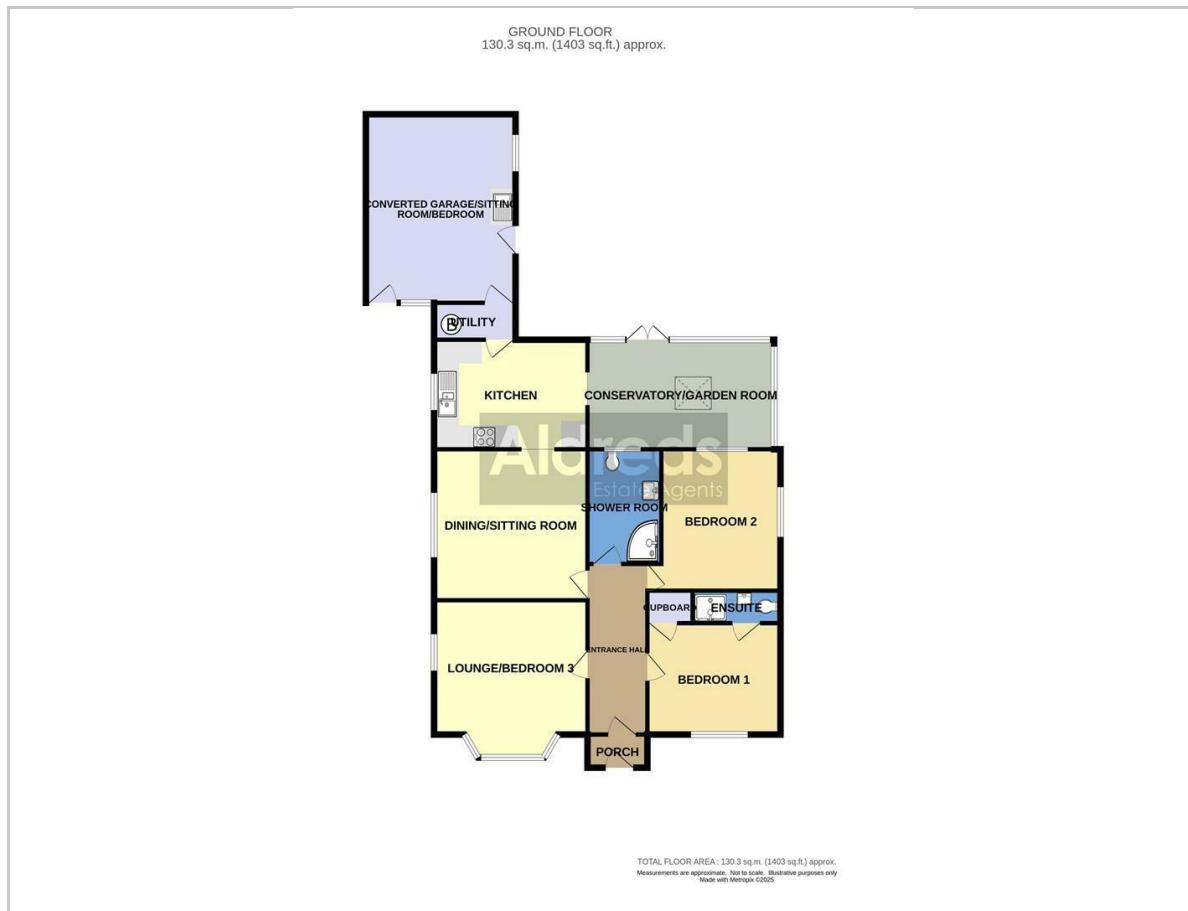
#### Directions

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, turn right into Hamilton Road, turn left into Windsor Avenue where the property can be found on the left hand side.

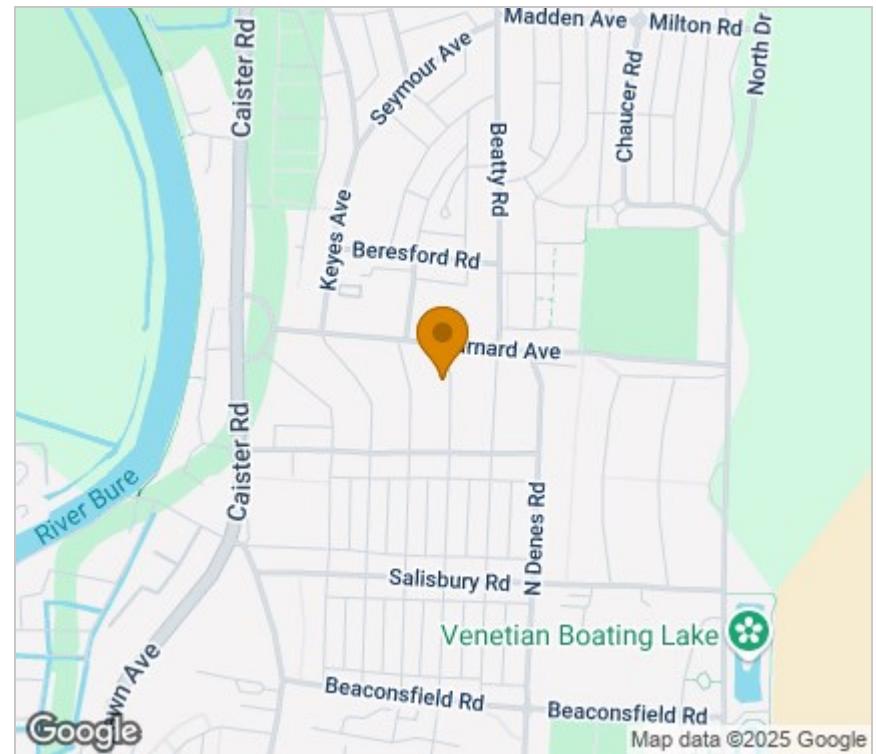
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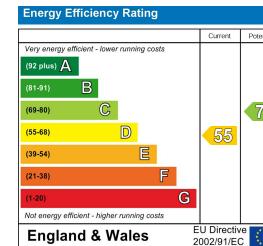
## Floor Plan



## 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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