



17 Lawnswood Drive

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

£225,000



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Aldreds are pleased to offer this attractively semi detached bungalow in a sought after location. This well maintained bungalow offers a spacious layout of accommodation comprising of an entrance hall, living room, kitchen, two double bedrooms and a wet room. Outside there are established front and rear gardens, driveway for parking and a single garage. The property also offers gas central heating, double glazed windows and is offered chain free. An early viewing is recommended.

### Entrance Hall

Part double glazed pvc entrance door, shelved airing cupboard, access to the loft space, radiator, doors leading off to:

### Living Room

15'3" x 11'0" maximum (4.65 x 3.37 maximum)

Double glazed window to front aspect, radiator, television point, fitted carpet, serving hatch to:

### Kitchen

10'9" x 8'1" (3.28 x 2.48)

Fitted kitchen with wood grain finish wall and matching base units with granite effect work surfaces over, recess with electric cooker point, single drainer stainless steel sink unit, pantry cupboard, space and plumbing for a washing machine, part tiled walls, radiator, double glazed window to rear, part double glazed pvc rear entrance door.

### Bedroom 1

13'0" x 9'8" (3.97 x 2.96)

Double glazed window to front aspect, radiator, fitted carpet.

### Bedroom 2

9'4" x 8'9" (2.87 x 2.67)

Double glazed window to rear aspect, radiator, fitted carpet.

### Wet Room

6'8" x 5'8" (2.05 x 1.73)

Waterproof floor membrane with corner tiled shower area and electric shower, low level wc, pedestal wash basin, radiator, frosted double glazed window to rear aspect, extractor fan.





### Outside

To the front of the property there is a lawned garden with a side concrete driveway providing ample parking and access beyond to the single garage with up and over door, power and lighting, personal door to side. A gated access leads in to the rear gardens which is of a generous size and mainly lawned with established borders.

### Tenure

Freehold

### Services

Mains water, electric, gas and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'B'

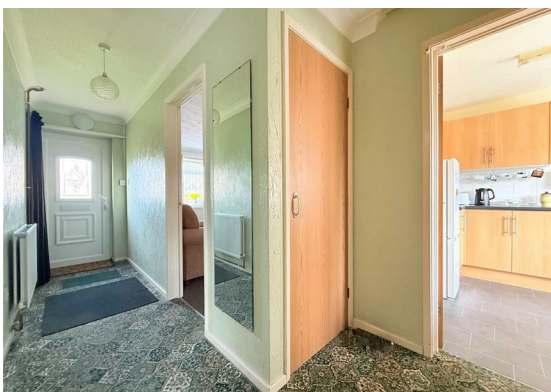
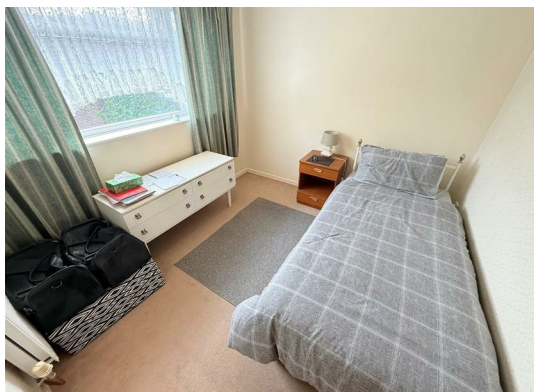
### Location

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.

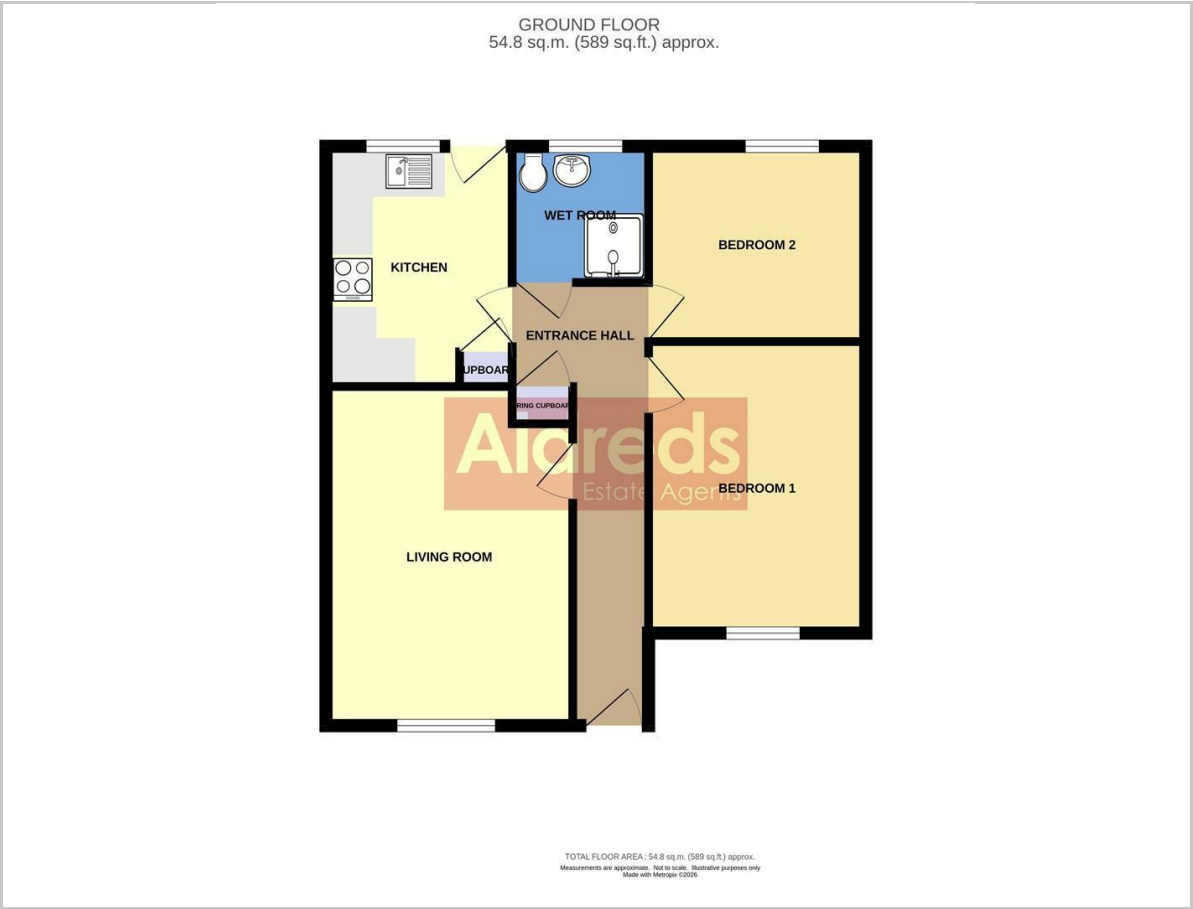
### Directions

From Yarmouth head north along the A149 Caister Road, continue 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 onto Norwich Road, just past the Roman Ruins turn left into Brooke Avenue, take the second turning left into Breydon Way, turn left into Lawnswood Drive where the property can be found part way down on the left hand side.

Ref: Y12851/09/26/CF



Floor Plan

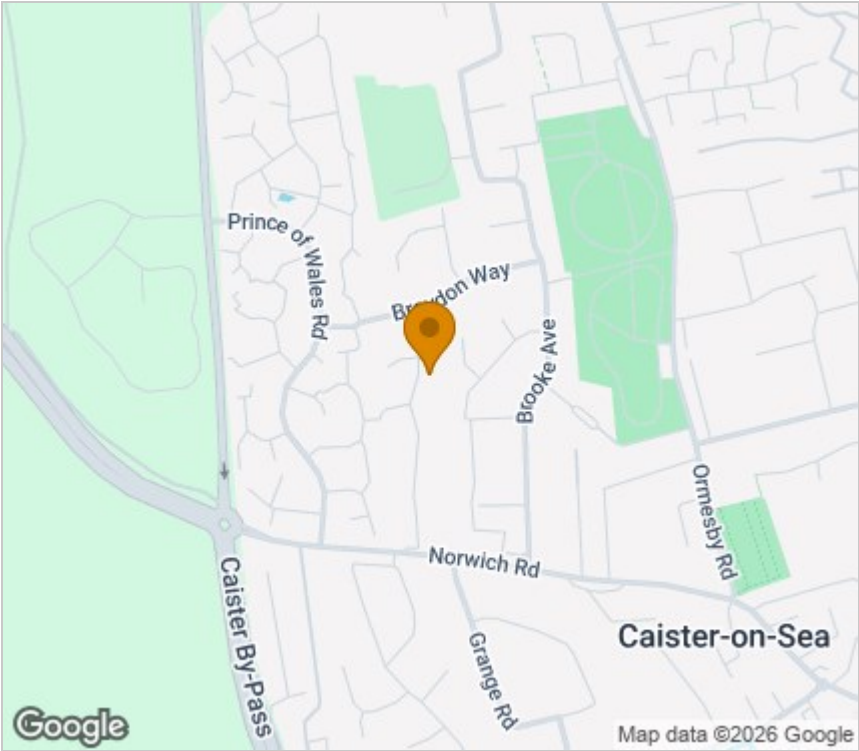


Viewing

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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Area Map



Energy Efficiency Graph

