

**Aldreds**  
Estate Agents



1 Westerley Way

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

Offers Over £250,000



# 1 Westerley Way

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

Aldreds are pleased to offer this extended, detached bungalow on a corner plot in this sought after location close to the heart of the village. The property would make an ideal retirement property with the benefit of an economical heating system backed by solar panels providing very low running costs. The accommodation comprises of an entrance porch, reception hall, lounge/dining room, kitchen/breakfast room, conservatory, three good sized bedrooms and a shower room. Outside there is a wrap around plot with a south facing end aspect along with a driveway and garage. The property also benefits from double glazed windows, electric heating and is offered chain free.

## Entrance Porch

Part double glazed pvc entrance door with matching side screen, double glazed internal door to:

## Reception Hall

Wall mounted air con/heater, radiator, built in storage cupboard, access to the loft space, doors leading off to:

## Lounge/Dining Room

20'8" x 10'5" (6.32 x 3.20)

Including the chimney breast, wall mounted air con/heater, double glazed window to side aspect, two radiators, tv point, door to kitchen and part double glazed pvc door to:

## Conservatory

12'5" x 9'7" narrowing to 5'4" (3.80 x 2.93 narrowing to 1.63m )

Brick and pvc double glazed construction with pitched tinted polycarbonate roof over, double glazed French doors to rear, part double glazed pvc door to side, mainly wood effect laminate flooring.

## Kitchen/Breakfast Room

12'5" maximum x 8'11" (3.80 maximum x 2.72)

Fitted kitchen with wood trim wall and matching base units with wood effect work surfaces over, built in electric oven, four ring ceramic hob, space and plumbing for a washing machine, part tiled walls, single drainer one and a half bowl sink unit, part tiled walls, Fischer electric boiler, double aspect double glazed windows, double glazed pvc door to rear.

## Bedroom 1

15'1" x 10'6" (4.61 x 3.21)

Spacious main bedroom including fitted bedroom furniture, double aspect double glazed windows, wall mounted air con/heater, radiator.

## Bedroom 2

12'11" x 8'11" (3.96 x 2.73)

Double glazed window to side aspect, radiator.





### Bedroom 3

8'10" x 7'11" (2.71 x 2.42)

Plus built in cupboard, radiator, double glazed window to rear aspect.

### Shower Room

8'3" x 5'6" (2.52 x 1.70)

Full width shower cubicle with electric shower fitted, pedestal wash basin, low level wc, tiled flooring, chrome towel rail/radiator, frosted double glazed window to rear aspect.

### Outside

The property sits centrally in the plot with secluded wrap around gardens to the front and side aspects with a south facing side end garden. The gardens are mainly lawned with established trees and bushes bordering. There is also a driveway for car parking leading to a detached brick and tiled pitched roof garage with up and over door.

### Tenure

Freehold

### Services

Mains water, electric and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'C'

### 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.

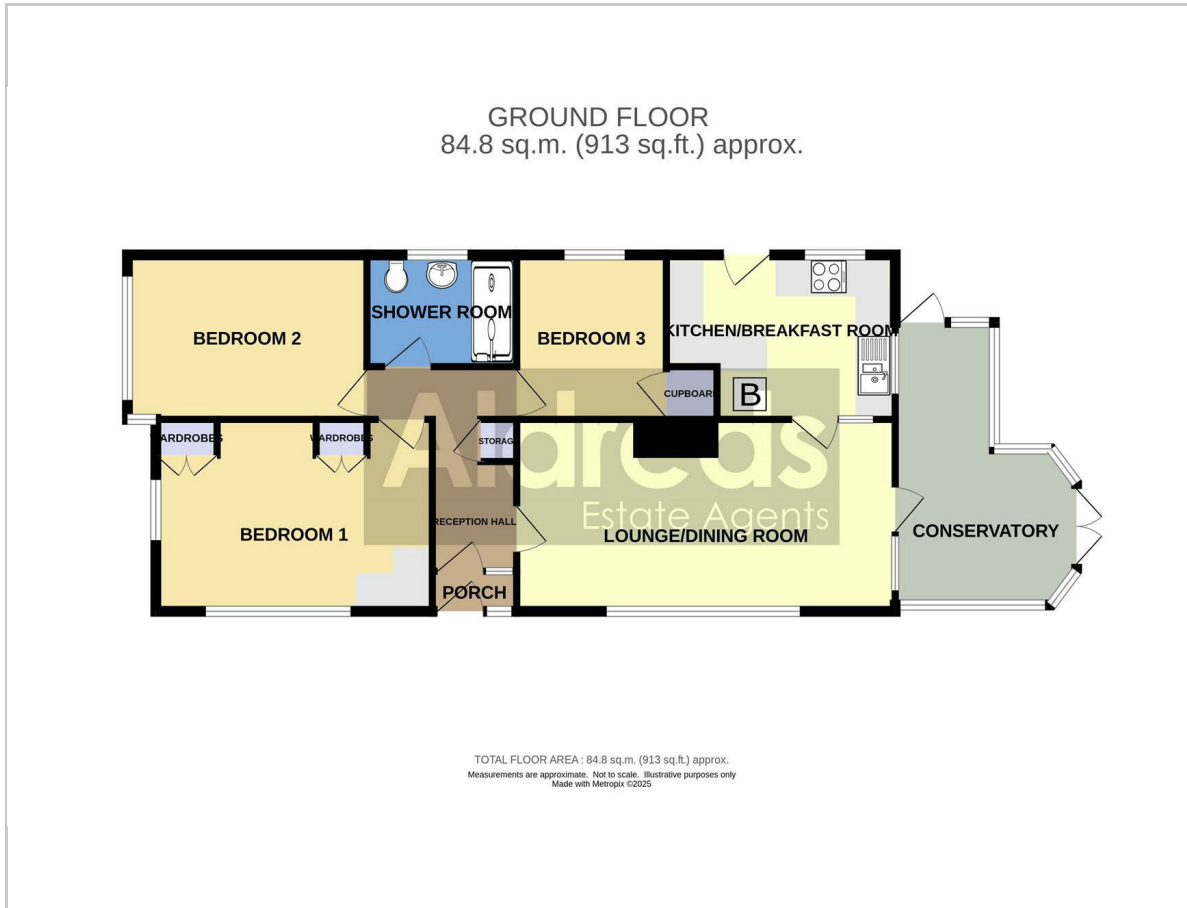
### Directions

From the Yarmouth office head north along the A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout turn right into Yarmouth Road, continue over the mini roundabout into the High Street, at the next mini roundabout turn left, at the next roundabout with the Kings Arms Public House turn left into West Road and after a couple of hundred yards turn third left in to Westerley Way.

Ref: Y12559/11/25/CF



## Floor Plan



## Area Map



## Viewing

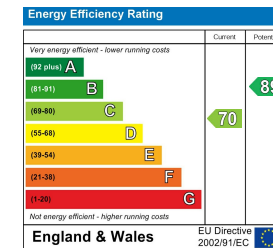
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



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