



47 Winifred Way

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

£220,000



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Aldreds are pleased to offer this attractively presented semi detached bungalow in a sought after location with a generous south facing rear garden. The property is nicely positioned being close to a regular bus service, local shop and a short walk to the beach and would make a superb retirement home with accommodation comprising of an entrance hall, living room, conservatory, kitchen, two double bedrooms and a wet room. Outside a long driveway provides ample parking and access to a garage with an established garden to the rear. The property also benefits from double glazed windows, gas central heating and is offered chain free.

### Entrance Hall

Part double glazed pvc entrance door, built in cloaks cupboard, access to the boarded and insulated loft space, doors leading off to:

### Living Room

15'11" x 10'6" (4.86 x 3.21)

Including the chimney breast with marbled fireplace with inset electric fire, television point, radiator, fitted carpet, double glazed French doors to:

### Conservatory

11'2" x 8'7" (3.42 x 2.64)

Brick and pvc double glazed construction with poly carbonate roof over, fitted blinds, power points, electric heater, part double glazed pvc door to the garden.

### Kitchen

10'6" x 8'10" (3.22 x 2.70)

Fitted kitchen with medium oak fronted wall and matching base units with work surfaces over, single drainer stainless steel sink unit, recesses with fridge, electric cooker and washing machine, part tiled walls, radiator, part double glazed pvc rear entrance door, double glazed window to rear aspect.

### Bedroom 1

13'10" x 10'6" (4.24 x 3.21)

Including built in wardrobe cupboards, , fitted carpet, radiator, double glazed window to front aspect.

### Bedroom 2

8'10" x 7'11" (2.71 x 2.43 )

Plus door recess, double glazed window to front aspect, radiator, fitted carpet.





### Wet Room

Waterproof floor membrane with floor drain with electric shower over, pedestal wash basin, low level wc, aqua panelled walls, extractor fan, radiator, frosted double glazed window to side aspect.

### Outside

To the front of the property is a lawned garden with established planted borders, side block pavior driveway providing off street parking and access beyond to the car port and garage with an up and over door, power and lighting. Access in to the rear garden which is south facing and a generous size being also laid to lawn with established borders and a paved patio area.

### 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 our Great Yarmouth Office, proceed North along the A149 Caister Road, past the Yarmouth Stadium, at the roundabout take the left hand exit onto the Caister Bypass, continue over the next roundabout into Jack Chase Way, at the Grange Hotel roundabout take the right hand exit into Ormesby Road, follow the sign back into Caister Village, just before the Centurion Public House, turn left into Second Avenue, turn first left into Winifred Way and follow the road as it bears round to the right, where the property can be found on the right hand side.

Y12749/05/26/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.

### Disclaimer

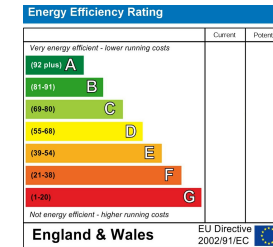
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## Area Map



## Energy Efficiency Graph



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