



**Aldreds**  
Estate Agents

124 Yarmouth Road

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

Offers In Excess Of £220,000





## 124 Yarmouth Road

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

Aldreds are pleased to offer this very well presented, mature semi detached house in a convenient location close to the village centre and local amenities. The property has been well maintained by the current owners and would make an ideal first home or living space for a small family with accommodation comprising of an entrance hall, lounge, dining room, conservatory and modern fitted kitchen. On the first floor there are three bedrooms and a bathroom. Outside there are front and rear gardens with a westerly facing rear aspect along with a driveway for off street car parking. The property also benefits from double glazed windows and gas central heating. An early viewing is recommended.

### Entrance Hall

Part double glazed composite entrance door, double glazed window to side aspect, wood effect Herringbone style flooring, stairs to first floor with under stairs cupboard, radiator, doors leading off to:

### Lounge

12'0" x 12'0" (3.67 x 3.66)

Plus curved double glazed bay window to front aspect and including the chimney breast with a moulded fire surround and hearth, wall mount tv point, radiator, dado rail, fitted carpet.

### Dining Room

12'0"x 9'5" (3.66x 2.89)

Wood effect vinyl flooring, radiator, door to kitchen and sliding double glazed patio doors to:

### Conservatory

10'7" x 9'11" (3.24 x 3.04)

Brick and pvc double glazed construction with poly carbonate roof over, wall mount tv point, radiator, fitted carpet, double glazed French doors to rear.

### Kitchen

11'11" x 7'0" (3.64 x 2.15)

Modern fitted kitchen with white gloss finish wall and matching base units with polished finish work surfaces over, electric double oven, four ring gas hob and incorporated extractor hood over, single drainer one and a half bowl sink unit, part tiled walls, wall mounted Worcester gas combination boiler, wood effect vinyl flooring, space and plumbing for a washing machine, double glazed windows and door to rear.

### First Floor Landing

Access to the loft space, fitted carpet, doors leading off to:

### Bedroom 1

12'0" x 12'0" (3.67 x 3.67)

Plus double glazed curved bay window to front aspect and including the chimney breast, radiator, wall mount tv point, fitted carpet.

### Bedroom 2

12'1" x 9'6" (3.69 x 2.91)

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







### Bedroom 3

12'1" x 7'0" (3.69 x 2.15)

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

### Bathroom

5'10" x 4'11" (1.78 x 1.50)

White suite comprising panelled bath with shower over, tiled walls, vanity unit with inset wash basin, low level wc, frosted double glazed window to front aspect, radiator.

### Outside

To the front of the property is a lawned garden with established borders and driveway providing off street parking. A gated access leads in to the rear garden which is of a generous size and faces a westerly direction. The garden is split in to areas with paved patio, timber decking and lawned infill with established borders. There is also a brick built store.

### Tenure

Freehold.

### Services

Mains water, electric, gas 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.

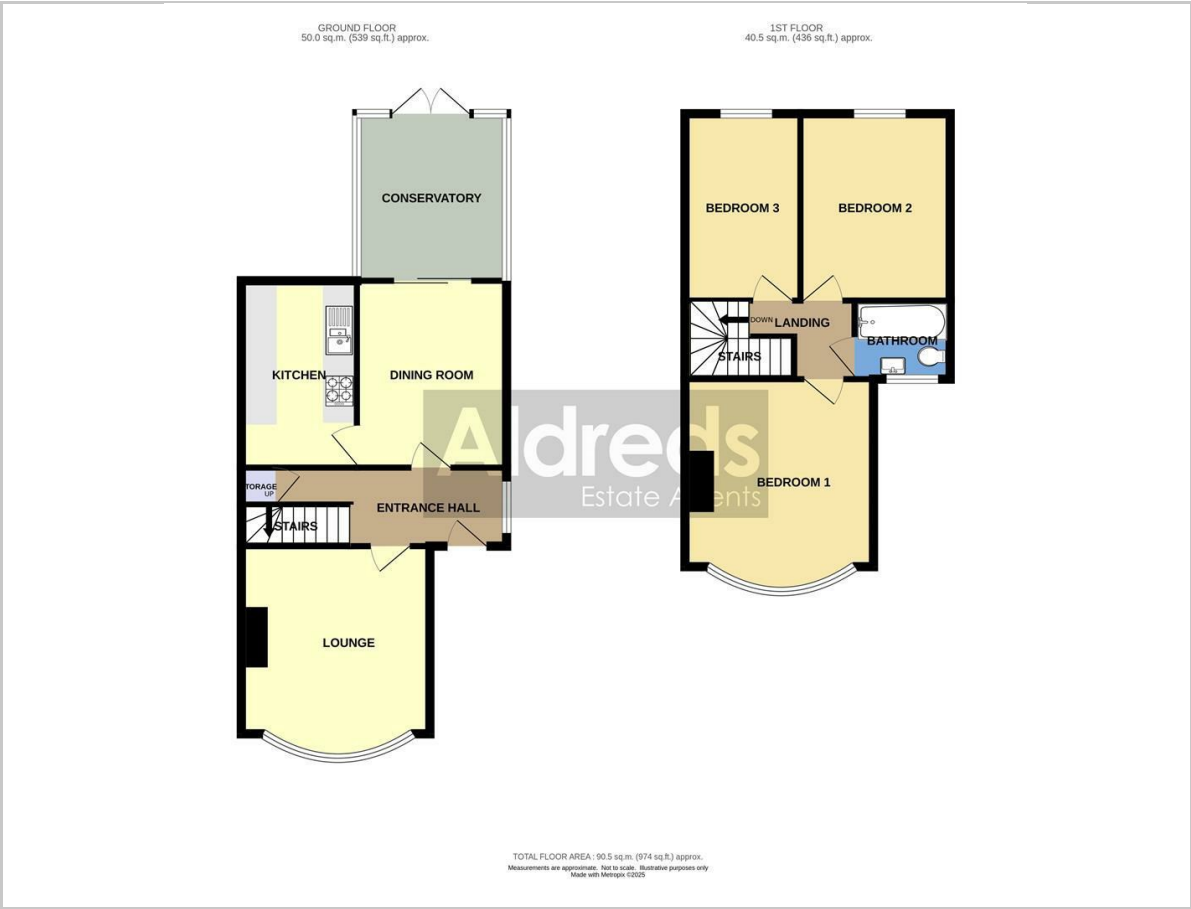
### Directions

From our Great Yarmouth Office, proceed North along the A149 Caister Road, past the Yarmouth Stadium, at the roundabout take the second exit straight across on to Yarmouth Road. Pass Tesco's and the property can be found after a couple of hundred yards on the left hand side.

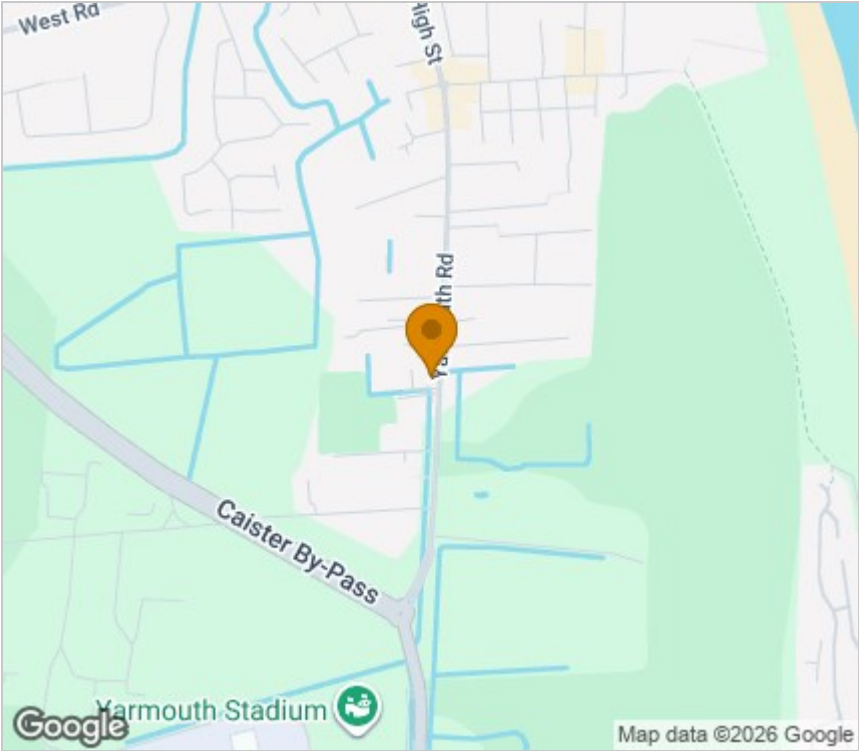
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Floor Plan



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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