



18 Biscay Gardens

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

Asking Price £380,000



## 18 Biscay Gardens

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

Aldreds are pleased to offer this immaculate and deceptively spacious, extended detached family house that offers a superb flexible living space comprising of an entrance lobby, cloakroom, open plan through lounge/dining room, garden room, stunning kitchen/breakfast room with built in appliances. On the first floor is a master bedroom with en-suite shower room, three further good sized bedrooms and a quality family bathroom. Outside there is a low maintenance forecourt for parking leading to the integral single garage and private landscaped sun trap gardens to the rear. This tastefully presented family home also benefits from double glazed windows and gas central heating. An early viewing is strongly recommended to appreciate the quality this property offers.

### Entrance Lobby

Newly Installed part double glazed composite entrance door, radiator, door to:

### Cloakroom

Low level wc, vanity unit with inset wash basin, tiled flooring, radiator, extractor fan.

### Lounge/Dining Room

#### Lounge Area

16'9" x 10'5" (5.13 x 3.18)

Plus stairs to first floor, feature chimney breast with hearth and cast iron wood burner, wall mount tv point, radiator, under stairs cupboard, open access to:

#### Dining Area

10'5" x 8'7" (3.18 x 2.64)

Radiator, double glazed French doors to:

### Garden Room

12'5" 10'3" (3.81 3.14)

Stunning room of brick and pvc double glazed construction with a pitched thermal roof, power points, two vertical radiators, double glazed French doors to rear, open access to:

### Kitchen/Breakfast Room

18'7" x 10'11" (5.67 x 3.35)

Extensively fitted kitchen with cream gloss shaker style units comprising wall and matching base units with wood block finish work surfaces over and matching upstands, integrated fridge/freezer and dishwasher, space and plumbing for a washing machine, gas boiler, built in double oven, four ring gas hob with stainless steel splashback panel and extractor hood over, one and a half bowl stainless steel sink unit, wood finish LVT flooring, breakfast bar island unit with seating, vertical radiator, double glazed window to rear, part double glazed pvc rear entrance door.

### First Floor Landing

Access to the loft space (via built in ladder), radiator, built in airing cupboard, fitted carpet, doors leading off to:

### Bedroom 1

14'4" x 8'10" (4.39 x 2.70)

Plus a built in triple wardrobe cupboard, fitted carpet, radiator, door to:

### En-Suite Shower Room

5'7" x 5'3" (1.71 x 1.62)

Tiled shower cubicle with electric power shower, low level wc, vanity unit with inset wash basin, tiled flooring, radiator, extractor fan, frosted double glazed window to front aspect.





#### Bedroom 2

18'10" x 10'11" maximum (5.76 x 3.33 maximum)

Superb extended bedroom with space to create an additional en-suite if required, built in wardrobe, double glazed window to rear aspect, radiator, fitted carpet.

#### Bedroom 3

10'6" x 8'11" (3.22 x 2.73)

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

#### Bedroom 4

8'0" x 6'11" maximum (2.45 x 2.12 maximum)

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

#### Family Bathroom

8'1" x 5'0" (2.48 x 1.54)

Quality bathroom suite with slipper bath and antique style shower mixer attachment, pedestal wash basin, low level wc, part tiled walls, tiled flooring, extractor fan, frosted double glazed window to side aspect, radiator.

#### Outside

To the front is a low maintenance garden/forecourt parking area laid with block pavior and tarmac leading to the integral single garage with electric roller blind door, power and lighting. To the side of the property is a hardstanding and timber shed. A gated side access leads to the rear garden which has been designed to appreciate the all day sunshine this property offers with two main suntrap patio areas and an area for a hot tub, beyond are lawned gardens and established borders enclosed by timber panelled fencing.

#### Tenure

Freehold

#### Services

Mains water, electric, gas and drainage.

#### Council Tax

Great Yarmouth Borough Council - Band 'D'

#### 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 left onto the Caister Bypass, at the next roundabout take the right hand exit into Norwich Road, turn left into Prince of Wales Road, turn right into Diana Way continue down Diana Way and take the third turning on the right in to Biscay Gardens where the property can be found at the bottom of the road facing you.

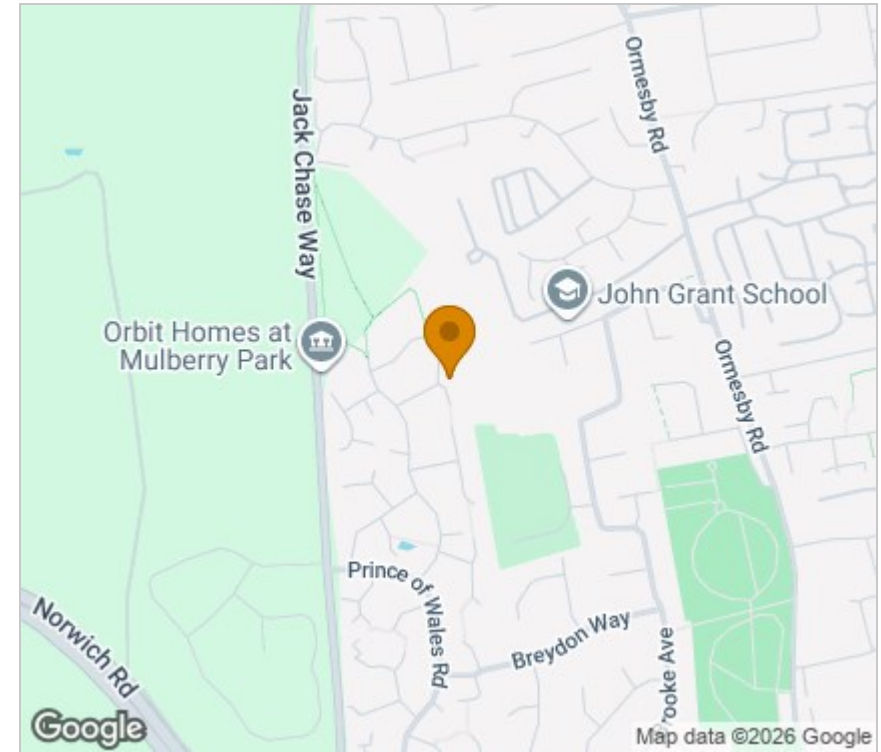
Y12710/04/26/CF



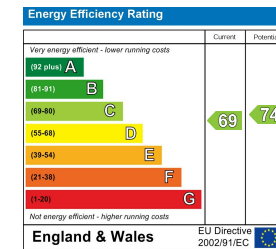
## Floor Plan



## 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.

### Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ

Tel: 01493 844891 Email: [yarmouth@aldreds.co.uk](mailto:yarmouth@aldreds.co.uk) <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ

Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA