

**Aldreds**  
Estate Agents



16 West Road

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

Price Guide £395,000





## 16 West Road

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

Sitting on the highly desirable West Road, we are delighted to offer this extremely well presented and extended three bedroom detached bungalow on a large plot. The property has been lovingly expanded and renovated by the current owners and an internal inspection is essential. You enter in to a large hallway. The Lounge/Diner/Kitchen is nearly nine metres long and offers a fantastic and flexible living and entertaining space. There is also a master bedroom with ensuite shower room, two further bedrooms and a family bathroom. Gas central heating and double glazing. Large driveway to front offering parking for multiple vehicles leading to garage. The rear garden is large with porcelain patio and lawned area. There is planning permission granted for a loft conversion and plans can be viewed on the Great Yarmouth Borough Council Planning Portal under ref 06/25/0858/HH

### Entrance Hall

Inset ceiling lights, radiator, door to side, loft access

### Lounge/Diner/Kitchen

29'5" x 14'1" ax 8'2" min (8.97 x 4.3max 2.5 min)

A fantastic living and entertaining space. Double glazed French doors to garden, door to side, double glazed windows to both sides, two radiators, airing cupboard with wall mounted gas boiler, base & wall units with worktops, plumbing for washing machine, plumbing for dishwasher, gas cooker point, sink with drainer, inset ceiling lights

### Master Bedroom

13'9" plus recess x 11'11" (4.2 plus recess x 3.64)

Double glazed window to front aspect, radiator, door to

### Ensuite Shower Room

Shower in cubicle, low level WC, hand basin, part tiled walls

### Bedroom 2

11'11" x 10'5" plus recess plus bay (3.64 x 3.2 plus recess plus bay)

Bay double glazed window to front aspect, radiator

### Bedroom 3

8'4" x 7'10" (2.56 x 2.41)

Double glazed window to side aspect, radiator







### Bathroom

8'4" x 5'9" (2.56 x 1.77)

Recess cupboard, panel bath, hand basin, low level WC, opaque double glazed window to rear aspect, heated towel rail

### Outside

To the front there is a large shingle driveway offering parking for multiple vehicles leading to garage, borders with bushes & shrubs. To the rear there is a larger than average rear garden with generous porcelain paved patio, large lawned garden with borders.

### Tenure

Freehold

### Services

Mains water, electricity, gas, drainage

### Council Tax

Band C

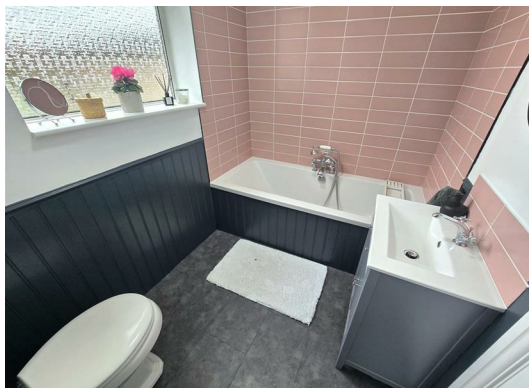
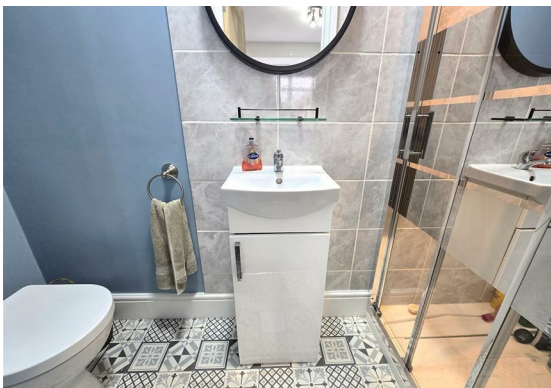
### Location

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.

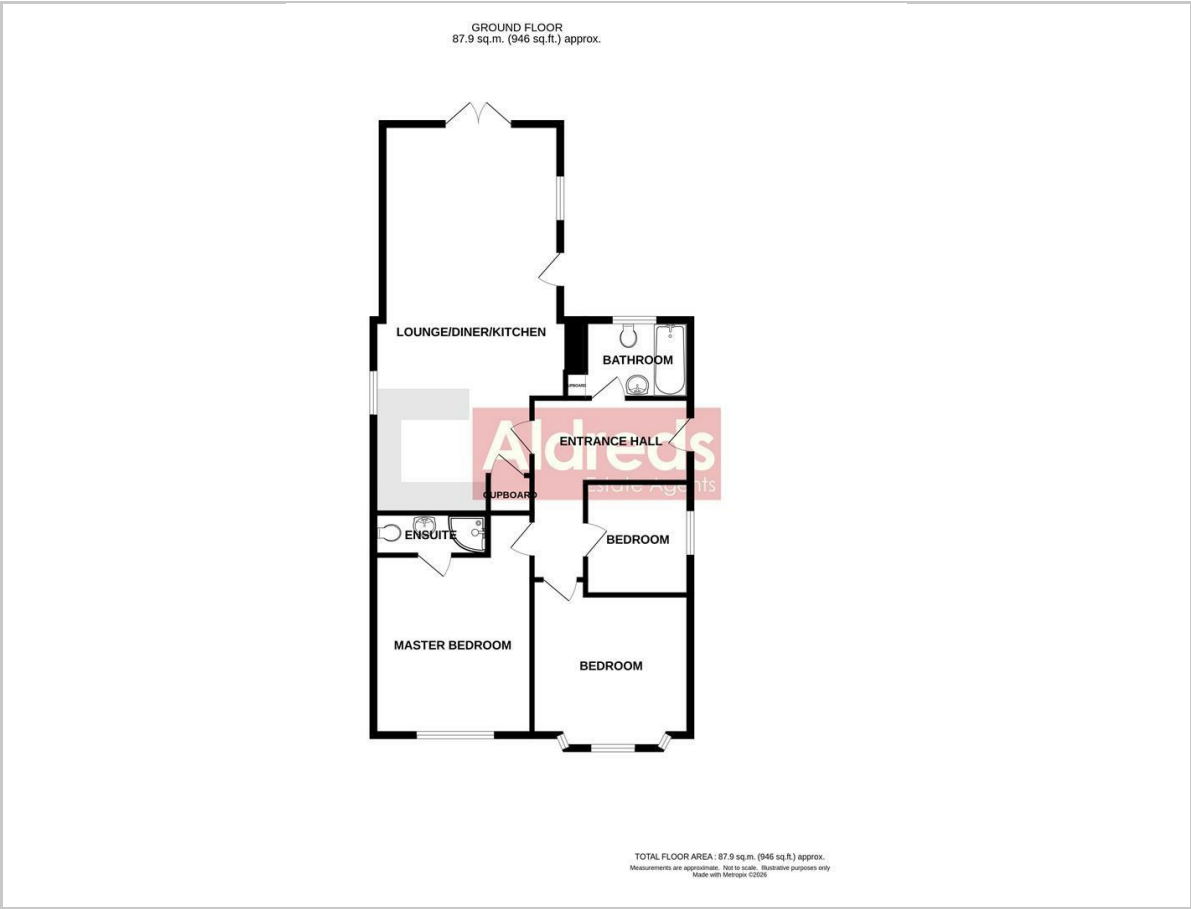
### Directions

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 High Street, turn left at the next mini roundabout, at the next mini roundabout with Caister Police Station turn left into West Road where the property can be found a short way along on the right hand side just beyond the turning to Grange Road marked by our 'For Sale' board.

Ref Y12599/01/26



Floor Plan



Viewing

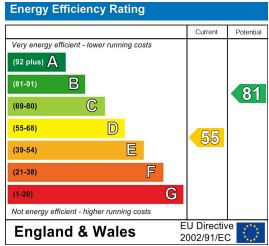
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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