

**Aldreds**  
Estate Agents



1 Hurrell Road

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

£235,000



# 1 Hurrell Road

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

Aldreds are pleased to offer this extended, semi detached family house offering a flexible living space comprising of an entrance hall, lounge into a dining room, kitchen/breakfast room, utility room and ground floor shower room. On the first floor a landing serves four good sized bedrooms and a new family bathroom. Outside there are generous gardens and driveway parking. The property also benefits from double glazed windows, gas central heating and is offered chain free.

## Entrance Hall

Part double glazed pvc entrance door, stairs to first floor with understairs cupboard, radiator, tiled flooring, access to:

## Lounge

15'9" x 9'9" (4.80 x 2.97)

Two double glazed windows to rear aspect, radiator, tv point, arch to:

## Dining Room

11'4" x 7'11" (3.45 x 2.41)

Double glazed rear entrance door, telephone point, radiator.

## Kitchen

12'6" x 9'0" (3.81 x 2.74 (3.80 x 2.75))

Extensively fitted with wood grain finish shaker style wall and matching base units with work surface over, fitted extractor hood with cooker point below, one and a half bowl stainless steel sink unit, radiator, plumbing for washing machine/dishwasher, double glazed window to front aspect, part tiled walls, tiled flooring, open access to:

## Utility room

7'9" x 4'6" (2.36 x 1.37 (2.37 x 1.36))

Tiled flooring, plumbing for washing machine, door to:

## Shower Room

7'10" x 5'9" (2.39 x 1.75)

Corner quadrant tiled shower cubicle with electric shower fitting, pedestal wash basin, low level wc, tiled flooring, radiator, extractor fan, frosted double glazed window to front aspect.

## First Floor Landing

Access to the loft space, built in airing cupboard housing the Baxi gas fired boiler, doors leading off:

## Bedroom 1

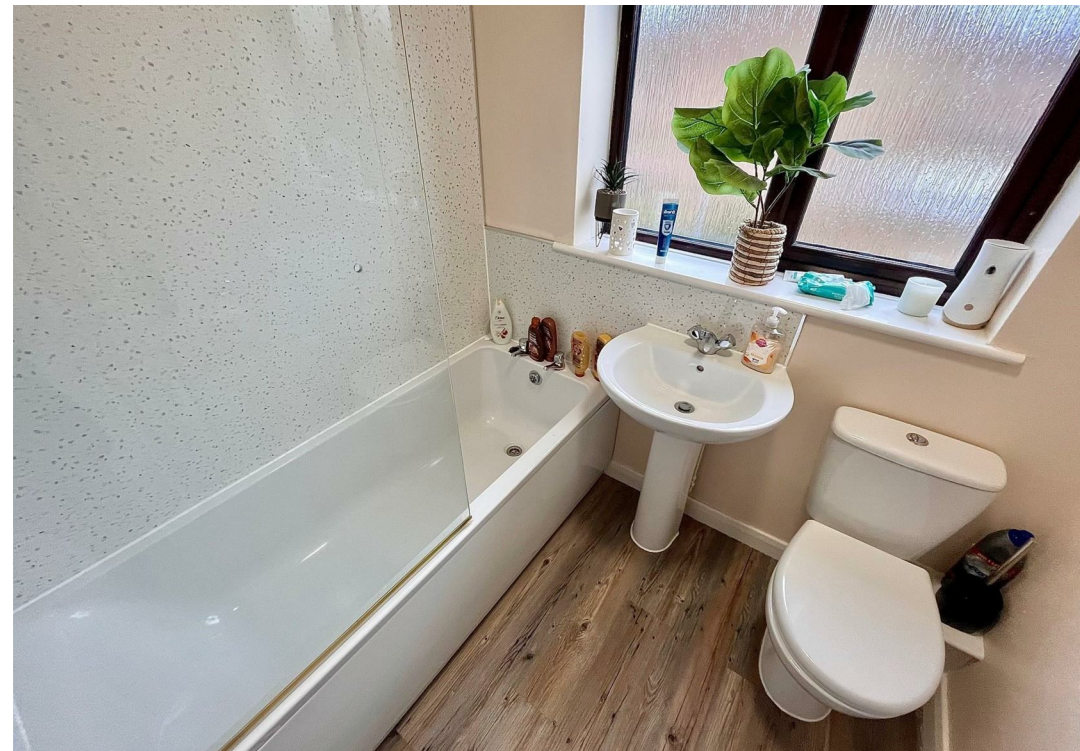
12'3" x 9'1" (3.73 x 2.77 (3.74 x 2.78))

Double glazed window to front aspect, radiator.

## Bedroom 2

10'4" x 8'0" (3.15 x 2.44)

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





### Bedroom 3

15'9" x 6'9" (4.80 x 2.06)

Two double glazed windows to rear aspect, radiator.

### Bedroom 4

Double glazed window to rear aspect, radiator, tv point.

### Family Bathroom

New white suite comprising panelled bath with mains fed shower over, pedestal wash basin, low level wc, part aqua panelled walls, frosted double glazed window to front aspect, radiator.

### Outside

To the front of the property a concrete driveway providing off street parking with additional parking available in front of the house. There is a small lawned garden and pathway leading to the property. Immediately to the rear is a full width paved patio area beyond which the remainder is mainly lawned. At the bottom of the garden is an additional patio with covered seating area. A gate leads to a rear service passageway.

### 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 \* 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 Yarmouth 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 mini roundabout with the Kings Arms Public House turn right, at the traffic lights turn right into Ormesby Road, continue for a third of a mile, turn right into Webster Way, second right in to Hurrell Road.

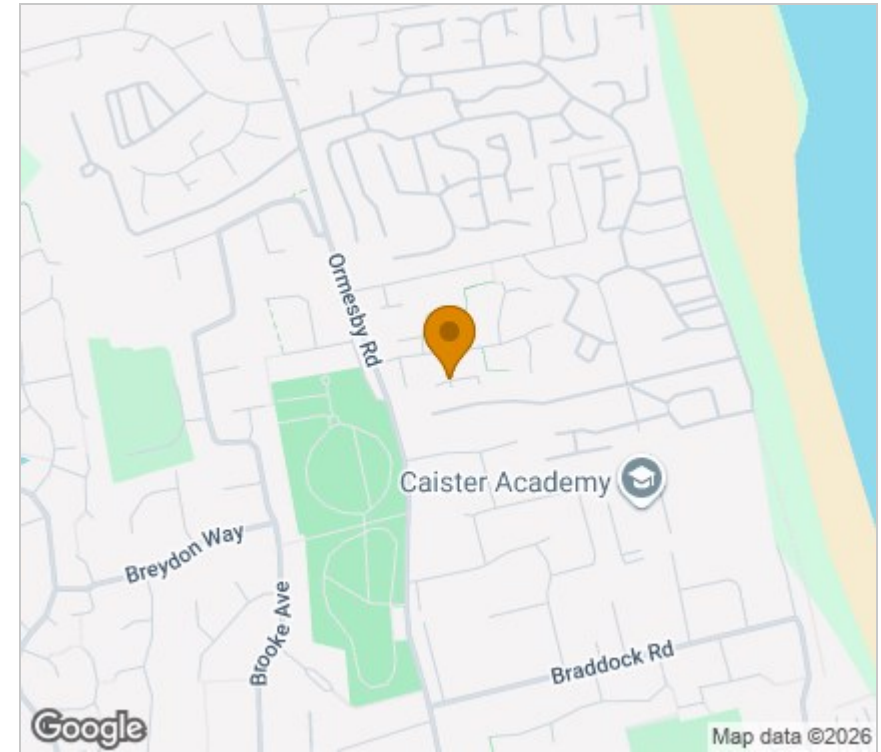
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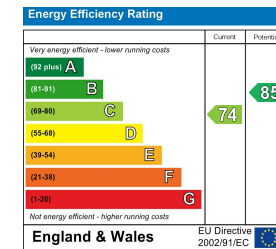
## Floor Plan



## 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.

### Disclaimer

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