



20 Ashwood Close  
Caister-On-Sea, Great Yarmouth, NR30 5RF  
£300,000



# 20 Ashwood Close

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Aldreds are pleased to offer this deceptively spacious, extended linked detached residence in a quiet cul de sac location that would make an ideal retirement property or adaptable space for a growing family with accommodation comprising of an entrance hall, sitting room/bedroom, modern fitted kitchen, spacious lounge/dining room opening out on to the rear garden, first floor landing serving two double bedrooms and a bathroom. Outside there is a driveway for parking leading to the attached garage and generous established gardens with a westerly rear aspect. The property also benefits from gas central heating and double glazed windows. Properties in this location seldom become available therefore an early viewing is recommended.

## Entrance Hall

Part double glazed composite entrance door, radiator, built in cloaks storage cupboard, telephone point, doors leading off to:

## Sitting Room/Potential Bedroom

**15'9" x 12'10" maximum (4.81 x 3.92 maximum)**

This room is currently used as a sitting room but could easily be made a third bedroom with the provision of a small stud wall partition and door lining with a double glazed window to front aspect, tv point, radiator, wall lights, door to:

## Kitchen

**12'11" x 7'3" (3.94 x 2.22)**

Extensively fitted with a white kitchen with wall and matching base units with light grey work surfaces over, electric cooker with extractor hood over, part tiled walls, tiled flooring, single drainer sink unit, radiator, space and plumbing for a washing machine, recess for fridge/freezer, double glazed window and door to rear, serving hatch to:

## Dining Room

**9'10" x 7'10" (3.02 x 2.41)**

Radiator, open access to:

## Lounge

**15'2" x 13'4" (4.64 x 4.07)**

Spacious lounge with double glazed window to side aspect and sliding double glazed patio doors to rear, wall mounted Plasma style electric fire, radiator, tv point.

## First Floor Landing

Double glazed window to side aspect, radiator, built in airing cupboard housing the gas fired boiler, doors leading off to:

## Bedroom 1

**12'10" x 10'2" (3.93 x 3.10)**

Including fitted wardrobes and bedroom furniture, radiator, double glazed window to front aspect.

## Bedroom 2

**10'2" x 9'11" (3.11 x 3.04)**

Including low level fitted storage, radiator, double glazed window to rear aspect.





#### Bathroom

6'10" x 5'5" (2.10 x 1.66)

White suite comprising panelled bath with shower mixer attachment, vanity unit with inset wash basin, low level wc with concealed cistern, tiled walls and flooring, radiator, frosted double glazed window to rear aspect.

#### Outside

To the front of the property is a lawned garden with established borders. An adjacent double width driveway provides ample parking and access to the attached single garage with an up and over door, power and lighting and personal door to the rear garden. At the rear is a generous size garden with paved suntrap patio area flanked by a lawned garden and established borders that face a westerly direction.

#### 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

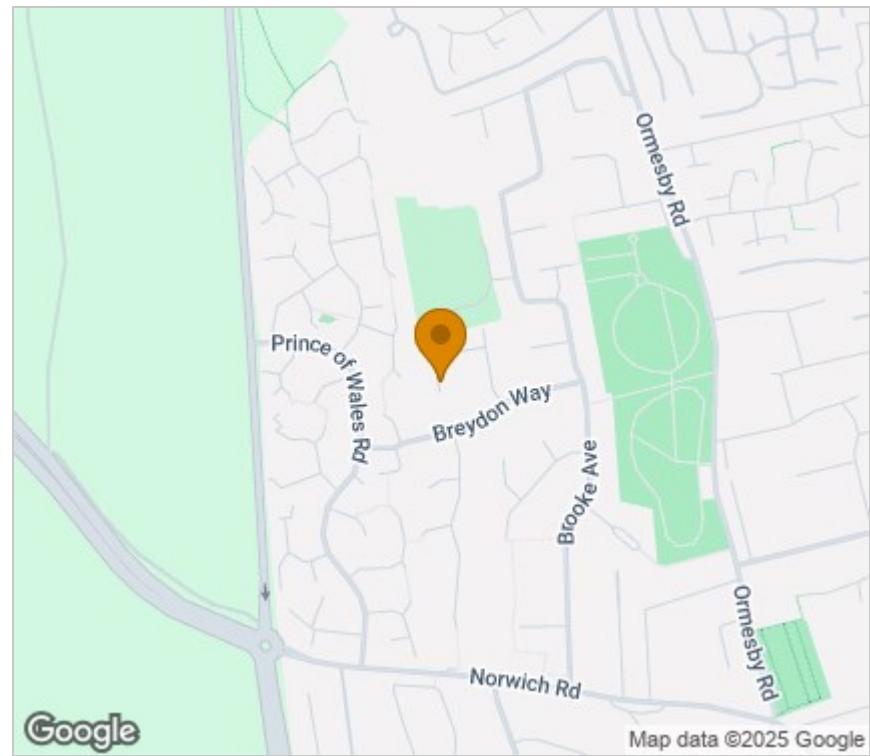
From the Yarmouth office head north along the A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout turn left onto the Caister Bypass, at the next roundabout turn right into Norwich Road, take the second turning left into Brooke Avenue, turn left into Breydon Way and after a couple of hundred yards turn right and then left into Ashwood Close.

Ref: Y12587/12/25/CF

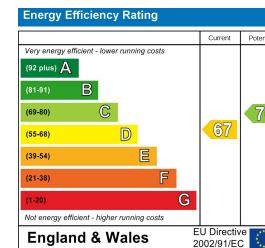
## Floor Plan



## 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.

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