

Aldreds
Estate Agents



20 Ashwood Close

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

£300,000



20 Ashwood Close

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

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.

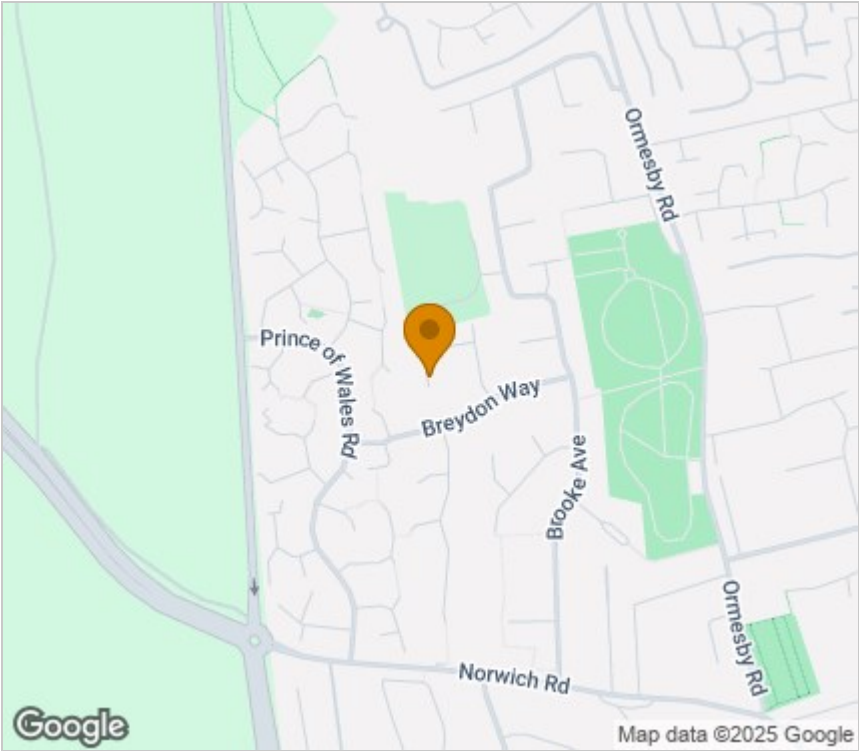
Ref: Y12587/12/25/CF



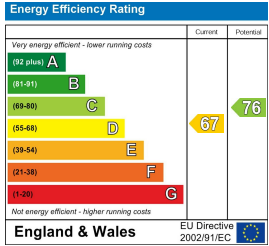
Floor Plan



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.

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 <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