Aldreds
Estate Agents

Capri King Street

Winterton-On-Sea, Great Yarmouth, NR29 4AU

Offers In Excess Of £270,000

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Capri King Street

Winterton-On-Sea, Great

Aldreds are pleased to offer this renovated and much improved, extended semi detached period cottage in the heart of this much sought after coastal village. The property offers a flexible living space and benefits from ground floor extensions to provide a comfortable layout comprising of a sitting room with feature fireplace, snug/study, dining room, bespoke kitchen, ground floor bathroom, first floor landing, two bedrooms and cloakroom. Outside there are cottage style gardens to the front and rear designed to benefit from the morning and afternoon sunshine. Driveway with parking for two cars. The property also has part double glazing and is heated via the two multi fuel room heaters and electric radiators. This property would make an ideal investment property having been run as a successful holiday let, but would equally make an ideal permanent home or holiday residence. An early viewing is strongly recommended.

Sitting Room
13'7" x 13'2" (4.14 x 4.01 (4.15 x 4.02))

Including the red brick chimney breast with multi fuel cast iron room heater, revealed brickwork and beams, sealed unit double glazed sash window to front aspect, tv point, part stained glass wood panel door to front entrance, stairs to first floor, serving hatch to kitchen, wood effect LVT flooring, electric radiator, door to:

Snug/Study
13'1" x 7'1" (3.99 x 2.16)

Double glazed sash window to front aspect, wood effect LVT flooring, doors leading off to:

Dining Room
14'6" x 11'1" maximum (4.42 x 3.38 maximum (4.43 x 3.37 maximum))

Cast iron multi fuel room heater set on a pamment hearth, double aspect single glazed windows, part glazed wood panel side entrance door, part glazed French doors to rear, revealed beams, wood effect LVT flooring, door to:

Utility/Cloakroom
5'3" x 4'5" (1.60 x 1.35)

Space and plumbing for a washing machine and tumble dryer and cloaks storage space.

Kitchen
13'9" x 8'3" (4.19 x 2.51)

Leading from the dining room and fitted with a bespoke cottage style kitchen with wooden base units and wood block effect work tops over, inset ceramic Butlers sink, recess with electric cooker point, revealed brickwork and beams, plate shelf, single glazed window to rear.

Bathroom
7'10" x 5'6" (2.39 x 1.68)

Suite comprising panelled bath with electric shower over, pedestal wash basin, low level wc, extractor fan, tiled flooring, wood panelled ceiling, part tiled walls, built in storage, single glazed window to side aspect.

First Floor Landing

Single glazed window to rear, fitted carpet, doors leading off to:

Bedroom 1

11'2" x 10'9" (3.40 x 3.28)

Plus chimney breast and adjacent built in wardrobe cupboard, additional fitted wardrobes, sealed unit double glazed sash window to front aspect, tv point, wall uplighters, fitted carpet.

Bedroom 2

9'11" x 8'3" (3.02 x 2.51 (3.01 x 2.52))

Including a built in wardrobe/airing cupboard with concealed hot water cylinder, sealed unit double glazed sash window to front aspect, fitted carpet, access to the loft space.

Cloakroom

Low level wc, vanity unit with inset wash basin, part wood panelled walls, single glazed window to rear aspect.

Outside

To the front of the property a gate and steps lead down to a sunken garden with morning sun trap patio and raised side borders. There is a driveway to the front providing off street parking. A pathway swings down the side of the property and through a trellis arch in to the rear garden which has been landscaped and designed for ease of maintenance with shingle/interwoven pathways and planting. The rear garden is fully enclosed and also benefits from a shed/workshop, wood store and summerhouse.

Tenure

Freehold

Services

Mains water, electric and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'C'

Location

Winterton-on-Sea is a coastal village approximately 9 miles north of Great Yarmouth with a sandy beach * Sand dunes * Nature Reserve * There is a selection of shops * Post Office * First School * Middle and High Schools are situated in Martham approximately 3 miles away * School buses operate in the area * Eastern Counties Bus services link the coastal village with Great Yarmouth.

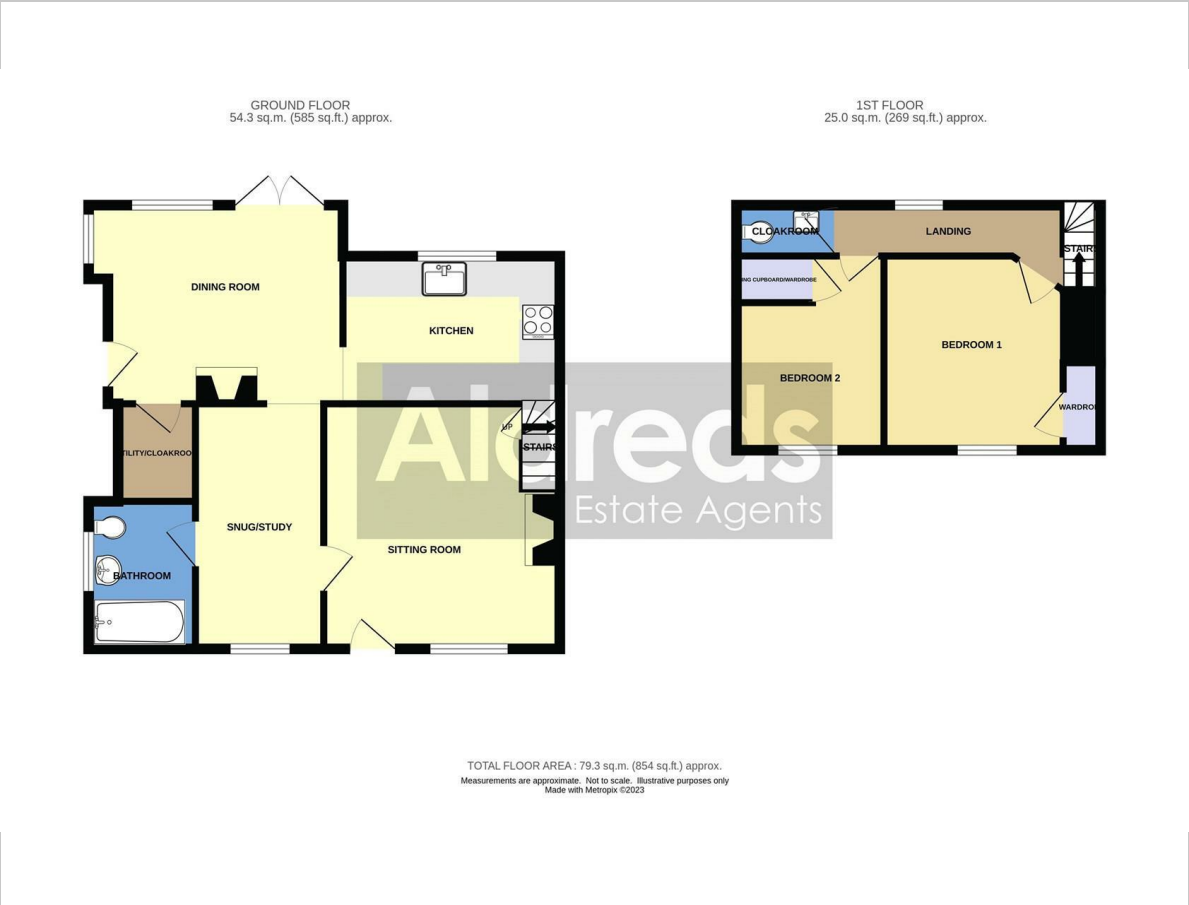
Directions

On arriving in the village of Winterton-on-Sea from Great Yarmouth on the Hemsby Road, continue as the road runs through the bend and turn first right on to The Craft. Continue to the far end of the craft and at the crossroads continue straight on in to King Street where the property can be found immediately on the left.

EPC Rating - E (42)

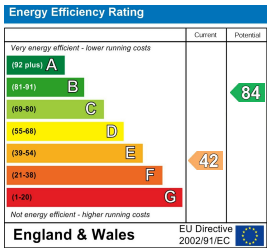
Ref: Y12540

Floor Plan



Area Map

Energy Efficiency Graph



Viewing

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

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