



13 Carter Close

Caister-On-Sea, NR30 5NT

Price Guide £285,000



## 13 Carter Close

\*GUIDE PRICE £285,000-£290,000\* Situated in a much sought after location and being a short walk from the beach, Aldreds are pleased to offer this extended and deceptively spacious detached bungalow with a flexible layout of accommodation comprising of an entrance hall serving a spacious lounge, kitchen/dining room, rear porch/utility, two large double bedrooms, en-suite wet room and family bathroom. Outside the property has very low maintenance gardens with a westerly facing rear aspect and a conservatory/summerhouse, long driveway and converted garage which could be used as an occasional bedroom or office for those wishing to work from home. The property also benefits from double glazed windows, gas central heating, regular bus service at the bottom of the road and a local shop close by. Offered chain free.

### Entrance Hall

Part double glazed pvc entrance door, access to the loft space, radiator, built in cloaks storage cupboard and additional storage cupboard, doors leading off to:

### Lounge

21'7" x 9'1" (6.59 x 2.78)

Benefitting from a rear extension with double glazed windows and French doors on to the rear garden, ornate fireplace with inset electric fire, two radiators, wall light points, tv point.

### Kitchen/Dining Room

20'4" x 11'6" (6.22 x 3.51)

Extensively fitted with a medium oak kitchen with wall and matching base units with work surfaces over, single drainer one and a half bowl cast sink with mixer taps, space and plumbing for a washing machine, gas cooker point, built in pantry cupboard, part tiled walls, double

### Rear Porch/Utility

8'2" x 4'0" (2.51 x 1.24)

Brick and double glazed construction with part double glazed pvc door to rear, vent for tumble dryer, wood effect laminate flooring.

### Bedroom 1

15'10" x 11'4" (4.85 x 3.47)

Plus a double glazed bay window to front aspect, radiator, tv point. This room has been doubled in size and could easily be split to make two separate bedrooms. Door to;

### En-Suite Wet Room

11'5" x 3'9" (3.48 x 1.15)

Waterproof floor membrane with floor drain to shower area and an electric shower, low level wc, pedestal wash basin, tiled walls, chrome towel rail/radiator, frosted double glazed window to side aspect, extractor fan.

### Bedroom 2

12'8" x 10'6" (3.87 x 3.22)

Plus a double glazed bay window to front aspect, radiator, tv aerial lead.





### Family Bathroom

7'10" x 5'4" (2.41 x 1.64)

Coloured suite comprising panelled bath, low level wc, vanity unit with inset wash basin, part tiled walls, chrome towel rail/radiator, frosted double glazed window to rear aspect.

### Outside

To the front of the property there is a low maintenance garden with stone chips and planted inlay and adjacent resin bound pathway and driveway for parking extending down the side of the bungalow and beyond to the converted garage/occasional bedroom 5.60m x 2.20m of brick construction with insulated walls and a frosted double glazed window and entrance door. This room would make an ideal occasional bedroom which offers potential to convert to an annexe with the conservatory in the garden attached to the side wall. A gated access leads in to the rear of the property which is also very low maintenance being laid with artificial grass and a large area of paved sun trap patio bordering, with established planting. Timber and felt garden shed and fenced boundaries.

### Tenure

Freehold

### Services

Mains water, electric, gas and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'C'

### Location

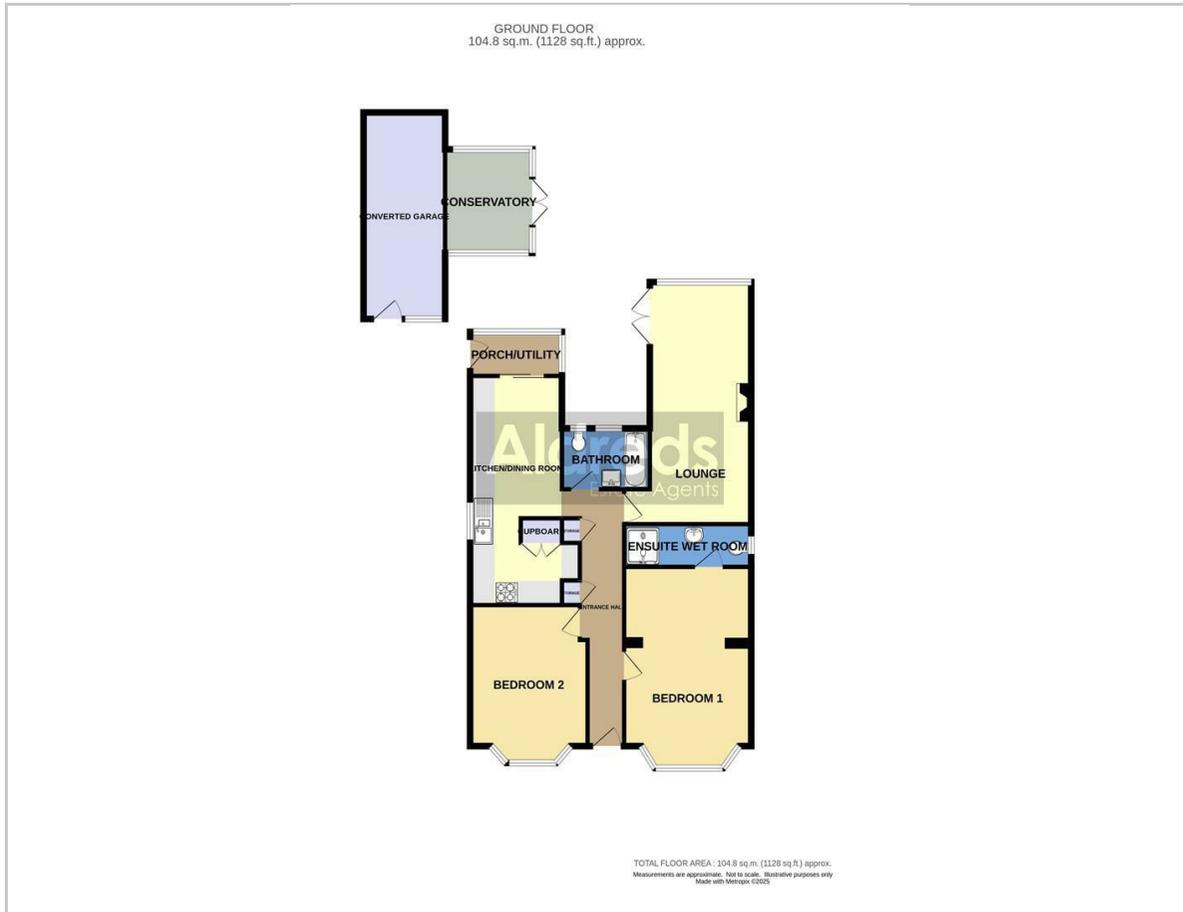
Caister-on-Sea is a popular coastal village approximately 3 miles north of Great Yarmouth \* There are a variety of local shops \* Post Office \* First, Middle and High schools \* Golf Course \* Regular bus services to Great Yarmouth \* Caister also boasts Roman Ruins \* a sandy beach and its own Historic Castle.

### Directions

From the Yarmouth office proceed north along the A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout take the right hand exit into Yarmouth Road, continue over the mini roundabout into the High Street, at the next mini roundabout turn left, at the next mini roundabout turn right, at the traffic lights turn right into Ormesby Road, continue just past the Centurion Public House, turn right into Second Avenue. Continue down Second Avenue and take the third turning on the right hand side in to Carter Close.



## Floor Plan



## Viewing

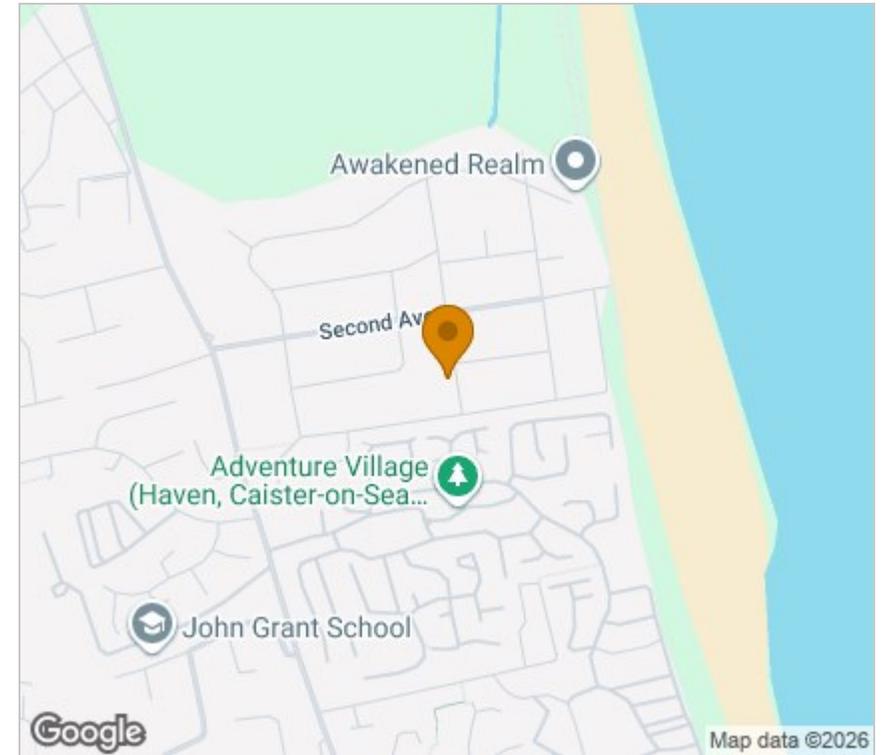
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

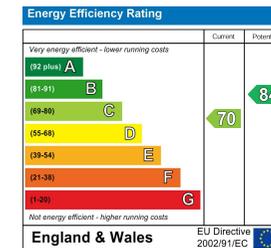
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## Area Map



## Energy Efficiency Graph



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