

Aldreds
Estate Agents



9 Queensway

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

£245,000



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Aldreds are pleased to offer this highly individual, extended semi detached bungalow that offers a well equipped flexible living space comprising of an entrance porch, reception hall, sitting room, quality fitted kitchen with built in appliances leading through to a dining room, two large double bedrooms and dressing room area, four piece bathroom. Outside there are generous low maintenance corner plot gardens with a south facing front aspect, garage with electric door and driveway parking. The property also benefits from double glazed windows, gas central heating and is situated in a much sought after cul de sac location within easy reach of the High Street and local amenities. Offered chain free. Viewing strongly recommended.

Entrance Porch

Brick and double glazed construction, power point, part double glazed pvc entrance door to front and in to the:

Reception Hall

Wood effect laminate flooring, radiator, recessed spot lights, access to the boarded and insulated loft space with pull down ladder, doors leading off to:

Sitting Room

12'10" x 12'4" (3.92 x 3.77)

Including the chimney breast with moulded fire surround and electric fire, radiator, double glazed window to front aspect, tv point, fitted carpet.

Kitchen

12'11" x 10'0" (3.95 x 3.05)

Re-fitted with a quality cream shaker style kitchen comprising wall and matching base units with polished finish work surfaces over, under surface lighting, integrated washing machine, dishwasher, fridge/freezer, built in electric double oven, four ring ceramic hob and incorporated extractor hood, single drainer stainless steel sink unit with mixer taps, part metro tiled walls, tiled flooring, radiator, open access to:

Dining Room

11'7" x 8'6" (3.54 x 2.61)

Double glazed rear entrance door, two fitted matching kitchen full height storage units.

Dressing Room Area

9'9" x 7'4" (2.98 x 2.26)

Radiator, recessed spot lights, fitted carpet, space for wardrobes etc, open access in to:

Bedroom 1

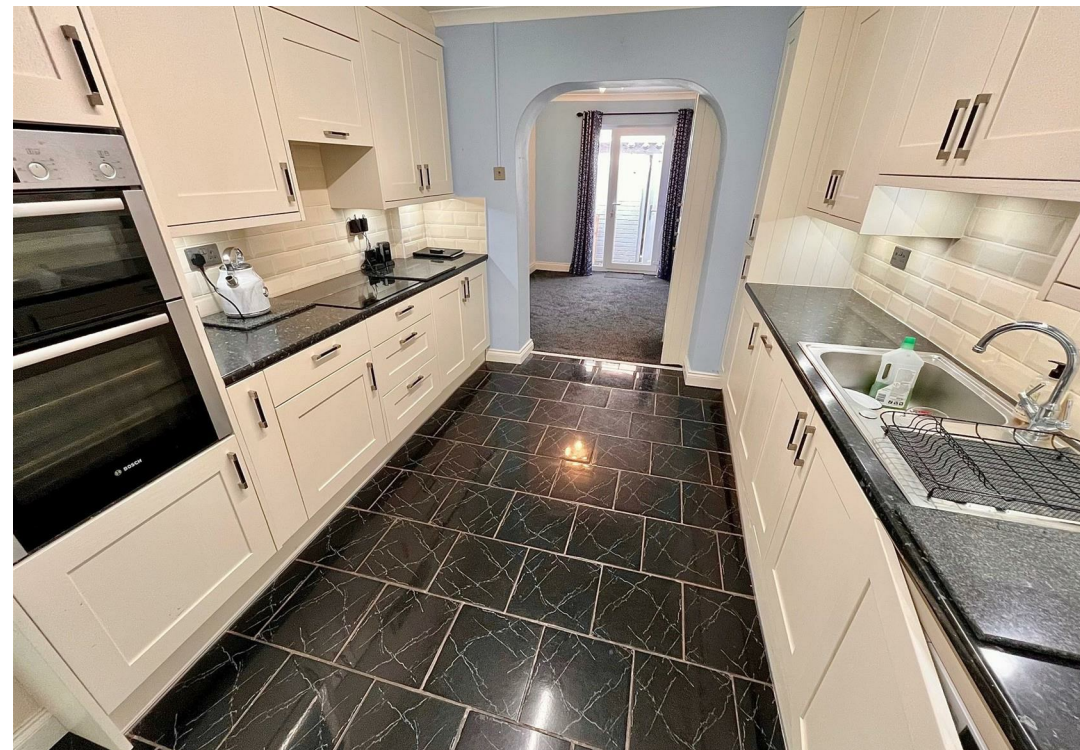
12'4" x 11'7" (3.77 x 3.55)

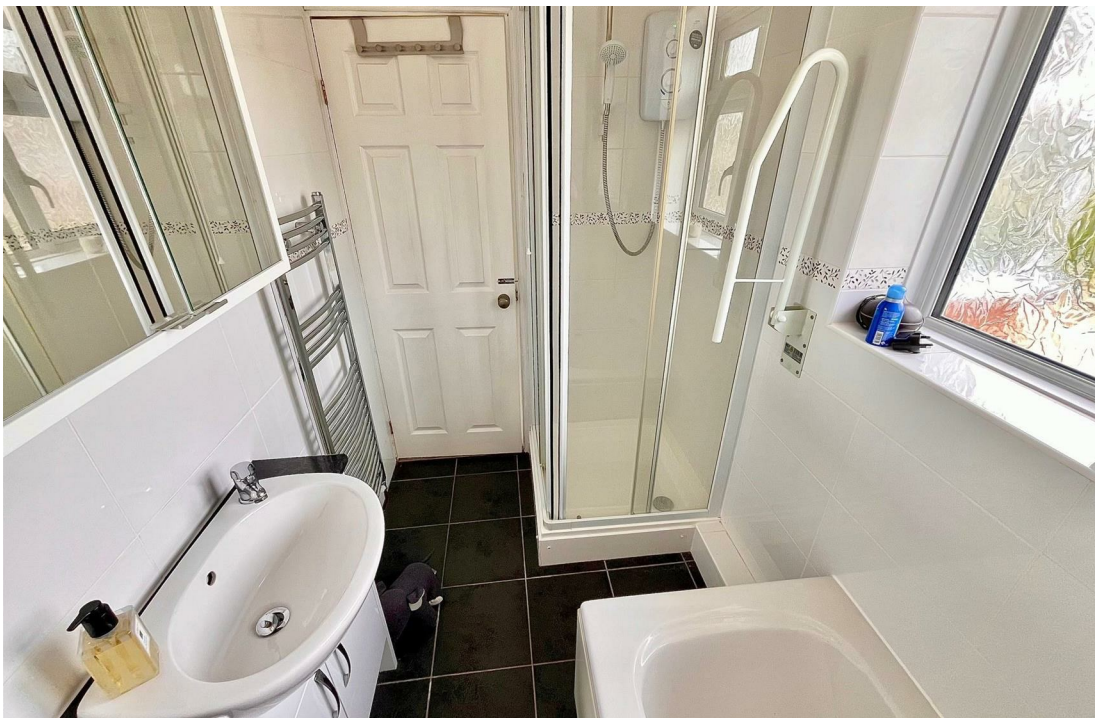
Double glazed window to front aspect, radiator, recessed spot lights, tv aerial lead, fitted carpet.

Bedroom 2

12'11" x 10'5" (3.95 x 3.18)

Including wardrobe cupboards, fitted carpet, double glazed window to front aspect, radiator.





Bathroom

9'10" x 4'10" (3.01 x 1.49)

Quality white suite comprising panelled bath, low level wc with concealed cistern, vanity unit with inset wash basin, corner tiled shower cubicle with electric shower fitting, chrome towel rail/radiator, tiled walls and flooring, frosted double glazed window to front aspect.

Outside

The property sits on a generous corner plot with a wrap around low maintenance garden laid with artificial grass and resin patio area with established side borders. There is also a gated access to the resin bound driveway providing parking and access to the single garage 4.94m x 2.73m with electric roller blind door, pitched roof, power and lighting, personal door to an internal small yard leading to the rear entrance of the bungalow.

Agents Note

Due to the flexible layout of this spacious bungalow it could be possible to accommodate a third bedroom, make the sitting room a bedroom and open bedroom one in to the dining room to make a through room.

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.

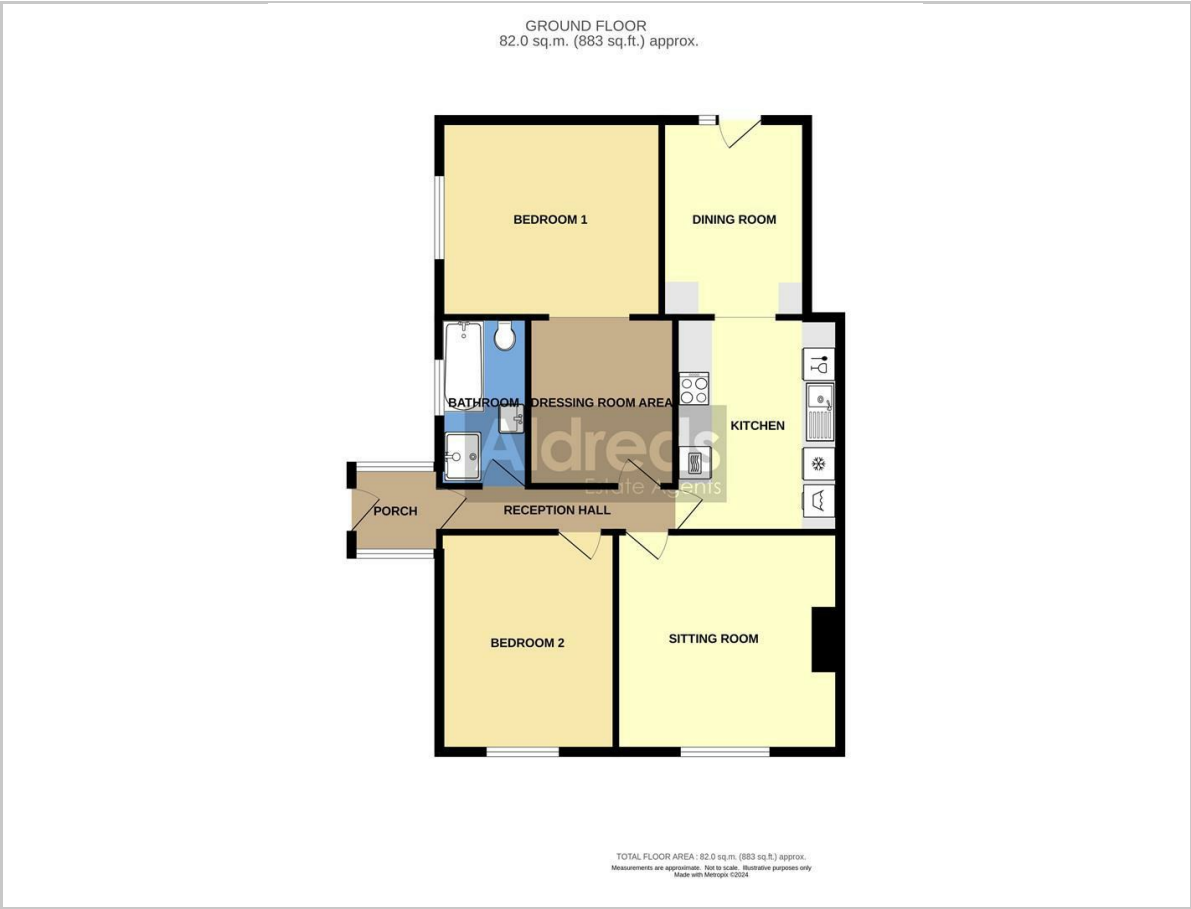
Directions

From the Yarmouth office head north along the A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout turn right into Yarmouth Road, continue over the mini roundabout into High Street, turn left at the next mini roundabout, at the next mini roundabout with Caister Police Station turn left into West Road, first left in to Queensway. Follow the road down to the bottom where the bungalow can be found on the left hand corner.

Ref: Y12094/05/22/CF



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.

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Area Map



Energy Efficiency Graph

