



1 Seaward Walk

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

£280,000



## 1 Seaward Walk

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

Aldreds are pleased to offer this extended and deceptively spacious detached bungalow in a sought after location a short walk from the beach, local amenities and regular bus service. The property would make an ideal retirement property with a flexible layout of accommodation comprising of an entrance porch, entrance hall, living room, kitchen, two good size extended double bedrooms and modern shower room. Outside there are generous front and rear gardens, driveway and garage. The property also benefits from double glazed windows, gas central heating and is offered chain free.

### Entrance Porch

11'8" x 6'3" (3.56 x 1.91)

Brick and pvc double glazed construction with polycarbonate roof over, part pvc double glazed entrance and internal door to:

### Entrance Hall

Built in boiler cupboard housing the gas fired boiler, adjacent storage cupboard and airing cupboard housing the pre insulated copper hot water cylinder, radiator, access to the loft space, doors leading off to:

### Living Room

15'6" x 10'11" (4.74 x 3.33)

Plus double glazed bay window to front aspect, radiator, tv point, moulder fire surround.

### Kitchen

11'6" x 10'6" (3.51 x 3.22)

Extensively fitted with a range of white wall and matching base kitchen units with wood grain finish dark oak work tops over, recess with gas cooker point and extractor hood over, part tiled walls, single drainer one and a half bowl cast sink with mixer taps, space and plumbing for a washing machine, double glazed window to side aspect, composite stable door to side.

### Bedroom 1

19'9" x 11'6" (6.02 x 3.52)

Large main bedroom with double glazed French doors on to the rear garden with fitted wardrobes, ample space for a double bed and a dressing room area, radiator. This room could also be used as a living room and swapped with the living room at the front of the bungalow if required.

### Bedroom 2

13'10" x 9'4" (4.24 x 2.85)

Spacious second bedroom with double glazed window to rear aspect, radiator.





### Shower Room

7'10" x 5'6" (2.39 x 1.70)

Tiled and aqua panelled shower cubicle with electric shower fitting, low level wc, pedestal wash basin, tiled walls, radiator, two frosted double glazed windows to side aspect.

### Outside

To the front of the property is a low maintenance block pavior garden with adjacent matching driveway leading to a car port and the single garage beyond with an up and over door, power and lighting, personal door to rear. The rear garden has also been designed for low maintenance with a paved south facing suntrap garden with side borders, timber shed and fully enclosed to all 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.

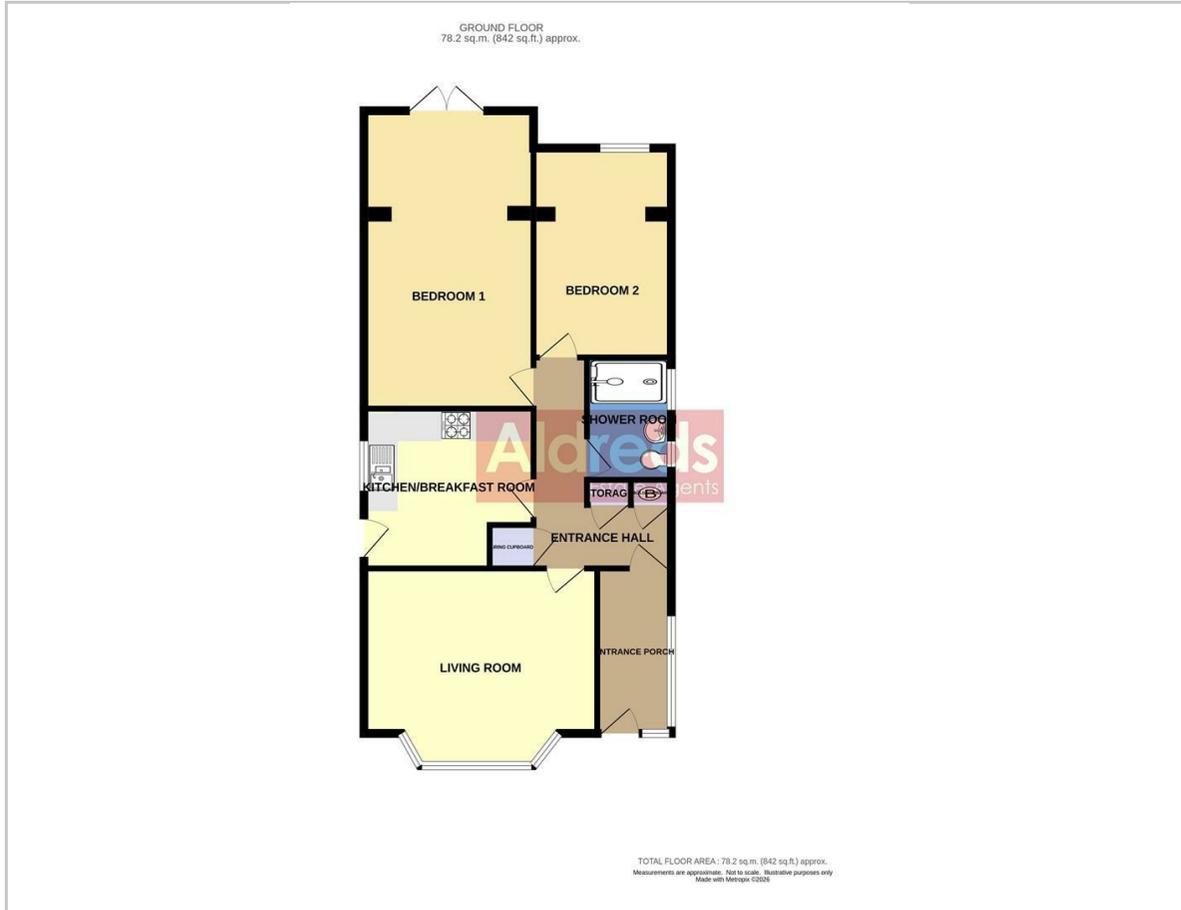
### Directions

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, first left in to Seaward Walk where the bungalow can be found immediately on the right hand side.

Ref: Y12621/02/26



## Floor Plan



## Viewing

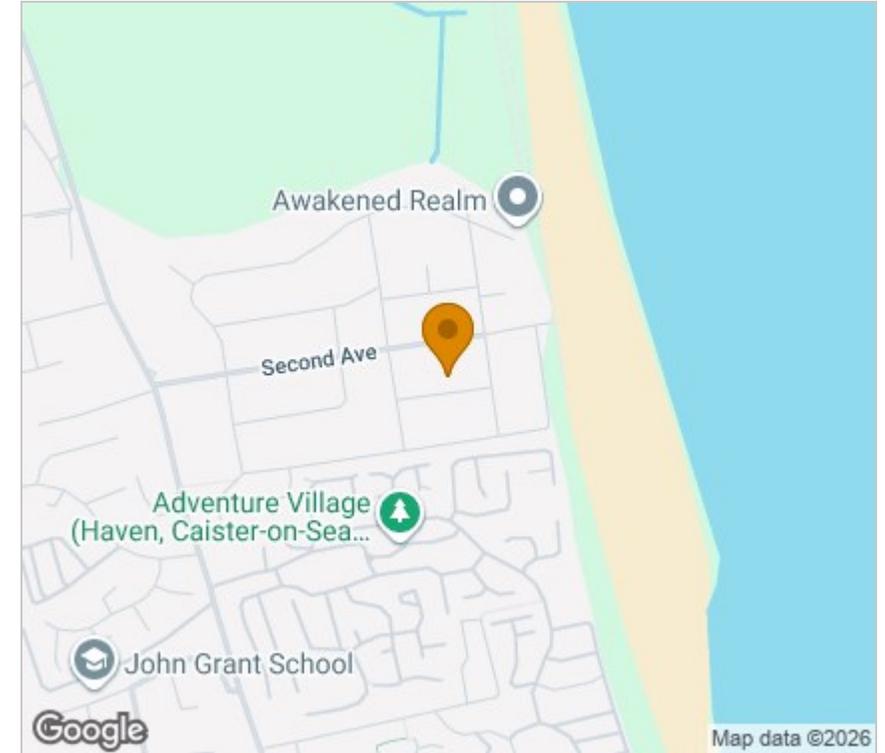
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

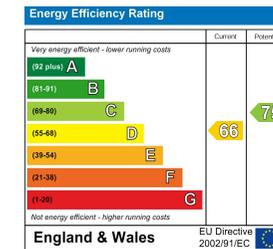
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only 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.

## Area Map



## Energy Efficiency Graph



17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ  
Tel: 01493 844891 Email: [yarmouth@aldreds.co.uk](mailto: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