



31 Caysteward  
, Great Yarmouth, NR30 4AS  
£300,000



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Aldreds are pleased to offer this deceptively spacious, highly individual detached bungalow that offers a flexible layout of accommodation comprising of an entrance hall, lounge, dining room, conservatory, kitchen, master bedroom with en-suite shower room, two further bedrooms, family shower room. Outside there is a private west facing garden, generous driveway for parking and a single garage. The property also benefits from double glazed windows, gas central heating and is offered chain free.

### Entrance Hall

Part frosted double glazed pvc entrance door, double glazed window to side aspect, two radiators, airing cupboard housing the hot water cylinder, doors leading off to:

### Lounge

Brick built mock fireplace with inset electric fire, two radiators, television point, double glazed French doors to garden, casement doors to:

### Dining Room

12'4" x 9'8" (3.76 x 2.96)

Radiator, access to the kitchen and double glazed French doors to:

### Conservatory

13'1" x 10'1" (4.00 x 3.08)

Brick and pvc double glazed construction with pitched tinted poly carbonate roof over, radiator, colonial style light/fan, power points.

### Kitchen

12'3" x 9'8" (3.75 x 2.96)

Extensively fitted kitchen with white wall and matching base units with work surfaces over, double bowl single drainer sink unit, recess with gas cooker point and incorporated extractor hood over, part tiled walls, wood panelled ceiling, double glazed window to side aspect.

### Bedroom 1

15'2" x 10'9" maximum (4.64 x 3.29 maximum)

Double glazed window to front aspect, radiator, door to:

### En-Suite Shower Room

8'2" x 4'9" (2.50 x 1.47)

Corner quadrant aqua panelled shower cubicle with electric shower fitting, low level wc, pedestal wash basin, radiator, frosted double glazed window to side aspect.

### Bedroom 2

11'5" x 9'9" (3.50 x 2.98)

Double glazed window to front aspect, radiator.





### Bedroom 3

10'4" x 8'7" maximum (3.16 x 2.62 maximum)

Double glazed window to side aspect, radiator.

### Family Shower Room

6'9" x 5'6" (2.07 x 1.69)

Tiled shower cubicle with electric shower fitting, tiled walls and flooring, pedestal wash basin, low level wc with concealed cistern, chrome towel rail/radiator, frosted double glazed window to side aspect.

### Outside

To the front of the property is a low maintenance garden with adjacent block pavior driveway and access to the attached single garage with up and over door, power and lighting, personal door to the rear. A gated side access leads in to the rear garden where there is a generous size private garden with lawn and block pavior west facing patio area, timber shed. The rear garden is fully enclosed.

### Tenure

Freehold

### Services

Mains water, electric, gas and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'D'

### Location

Great Yarmouth is the largest resort on the East Norfolk coast with its Historic Market Place and varied selection of shops. The town has a busy port and the rivers Yare and Bure give access to the Norfolk Broads. There are Museums \* Race Course \* Greyhound Stadium \* Schools for all ages \* District Hospital approximately 5 miles south. Bus and rail services connect with Norwich.

### Directions

From the Yarmouth office head north along North Quay, continue over the roundabout, continue into Lawn Avenue, continue over the traffic lights into Caister Road, at the next set of traffic lights turn right into Jellicoe Road and after a couple of hundred yards take the first turning on the left in to Crosstead and first left leading in to Caysteward. After a short distance turn right at the junction where the bungalow can be found on the left hand side.

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Floor Plan

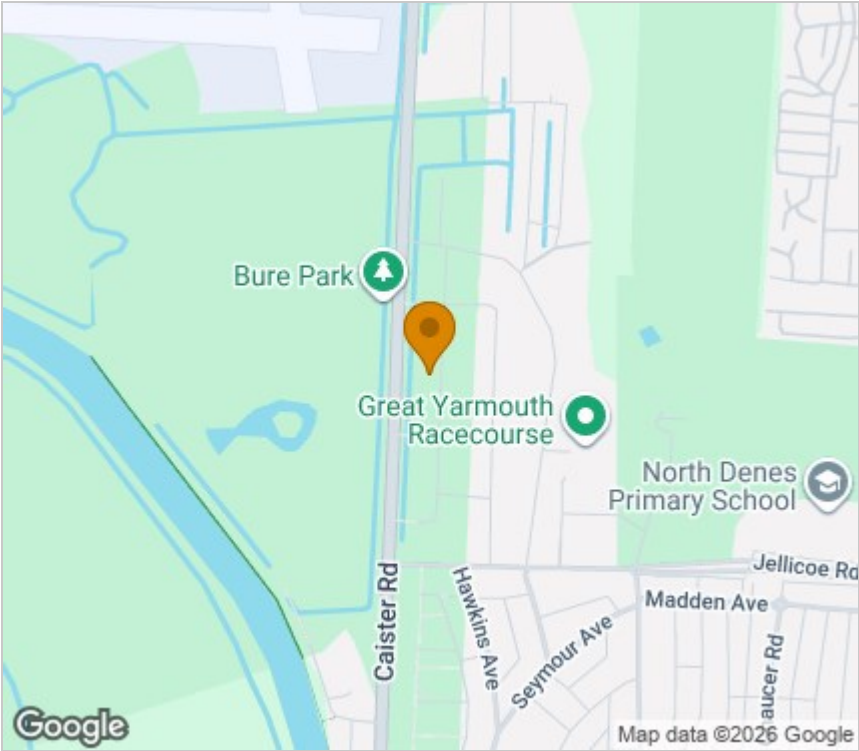


Viewing

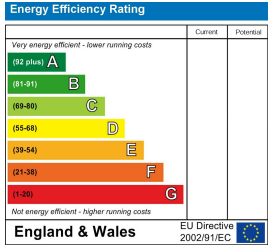
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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