

**Aldreds**  
Estate Agents



14 Bullocks Loke

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

£185,000



## 14 Bullocks Loke

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

Aldreds are pleased to offer this deceptively spacious, recently refurbished end terraced cottage in a tucked away location on a generous plot with a westerly facing aspect. The property is nestled close to the village centre and offers a flexible living space comprising of an entrance hall, sitting room, dining room, kitchen, conservatory, utility room, ground floor shower room, landing and two bedrooms. Outside there is a front garden that opens out on to an established rear garden. The property also benefits from double glazed windows, electric heating, re-decoration throughout, new fitted carpets and would make an ideal first home or investment purchase. Offered chain free.

### Entrance Hall

14'10" x 5'10" (4.54 x 1.78)

Spacious entrance with a built in cloaks cupboard, part double glazed pvc entrance door with adjacent double glazed windows, night storage heater, new fitted carpet, open access to:

### Dining Room

12'3" x 7'10" (3.75 x 2.41)

Including the stairs to first floor and chimney breast, night storage heater, double glazed window to front aspect, new fitted carpet, door to:

### Sitting Room

12'1" x 9'10" (3.70 x 3.01)

Including the brick lined chimney breast with inset cast iron wood burner (currently not connected), night storage heater, tv aerial lead, double glazed window to rear aspect, new fitted carpet.

### Kitchen

13'1" maximum x 8'2" (4.00 maximum x 2.49)

Fitted kitchen with white wall and matching base units with work surfaces over, single drainer sink unit, built in double oven, four ring ceramic hob with extractor hood over, part tiled walls, tiled flooring, integrated fridge and freezer, single glazed window, night storage heater, door to:

### Shower Room

7'10" maximum x 4'6" (2.40 maximum x 1.39)

Refurbished with fully aqua panelled walls, shower area with electric shower, fitted curtain and rail, low level wc, pedestal wash basin, tiled flooring, frosted double glazed window to rear, night storage heater, instant hot water heater.

### Conservatory

18'2" x 7'1" (5.54 x 2.18)

Double glazed construction with flat roof over, sliding double glazed patio doors and part double glazed door to rear, power and lighting, tiled flooring, door to:

### Utility Room

7'3" x 6'10" (2.23 x 2.10)

Fitted work surface with inset single drainer sink unit, space and plumbing for a washing machine, double glazed windows to side and rear aspects, tiled flooring.





### First Floor Small Landing

Doors leading off to:

### Bedroom 1

12'1" x 9'10" (3.70 x 3.01)

Including the chimney breast with a fitted cast iron original fireplace, double glazed window to front aspect, new fitted carpet.

### Bedroom 2

8'3" x 8'2" (2.52 x 2.49 )

Plus fitted wardrobes to one wall, double glazed window to front aspect, new fitted carpet.

### Outside

The property is approached via a walkway that leads to the front garden which is laid to lawn with established borders and extends to the side of the property where there is a further generous garden area which faces a westerly direction and again is lawned with established planting, seating area and flanked by a natural dyke area. At the rear is a paved suntrap patio which faces a southerly direction with an outside store.

### Tenure

Freehold

### Services

Mains water, electric and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'A'

### 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

Leave Great Yarmouth heading north, passing Yarmouth Stadium, at the roundabout turn right, continue into Caister-on-Sea, at the mini-roundabout (with the Kings Arms Public House) turn left into West Road, turn immediately left into Queensway, turn right into Bullocks Loke where the property can be found at the end on the left-hand side.

Ref: Y12637/02/26/CF



## Floor Plan



## Area Map



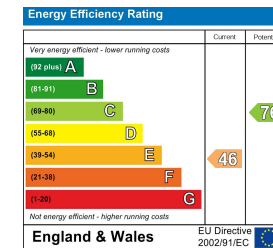
## Viewing

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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## Energy Efficiency Graph



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