

**Aldreds**  
Estate Agents



23 Fairway  
Caister-On-Sea, NR30 5BX  
£270,000





## 23 Fairway

Caister-On-Sea, NR30 5BX

Aldreds are pleased to offer this rare opportunity to acquire this very well presented detached bungalow in a sought after quiet cul de sac location in the heart of this well serviced coastal village. The property is within walking distance of all local amenities and would make an ideal retirement property with accommodation comprising of an entrance porch serving a spacious hallway peeling off to the lounge, kitchen/breakfast room, two double bedrooms and a modern bathroom. Outside there are generous private front and rear gardens with forecourt parking. The property also benefits from double glazed windows, gas central heating and is offered chain free. An early viewing is recommended.

### Entrance Porch

Part double glazed pvc entrance door, internal door to:

### Hallway

Attractive limed wood finish LVT flooring, deep built in storage cupboard, additional storage cupboard, radiator, doors leading off to:

### Lounge

13'5" x 12'11" (4.11 x 3.96)

Attractive limed wood finish LVT flooring, tv point, radiator, double glazed window to front aspect.

### Kitchen/Breakfast Room

15'3" x 9'10" maximum (4.67 x 3.02 maximum)

Extensively fitted with a range of coloured finish wall and matching base units with wood block work surfaces over and matching upstands, built in electric oven with four ring ceramic hob and stainless steel extractor hood over, space and plumbing for a washing machine, inset ceramic sink with mixer tap, wall mounted Worcester gas combi boiler, tiled flooring, modern vertical radiator, tiled flooring, double glazed window to rear, part double glazed pvc side entrance door.

### Bedroom 1

12'0" x 10'11" (3.68 x 3.35)

Double glazed window to front aspect, radiator, wall mount tv point.







### Bedroom 2

12'0" x 11'1" (3.68 x 3.38 )

Double glazed French doors to rear, radiator.

### Bathroom

### Outside

To the front of the property is a large area of concreted hard standing providing ample car parking with gates leading to the side of the property and beyond in to the rear garden. The rear garden is of a generous size with a corner sun trap paved patio with a timber pergola and raised planters and ornamental pond bordering. The remainder of the garden is mainly lawned with side borders and is enclosed by timber fencing.

### 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.

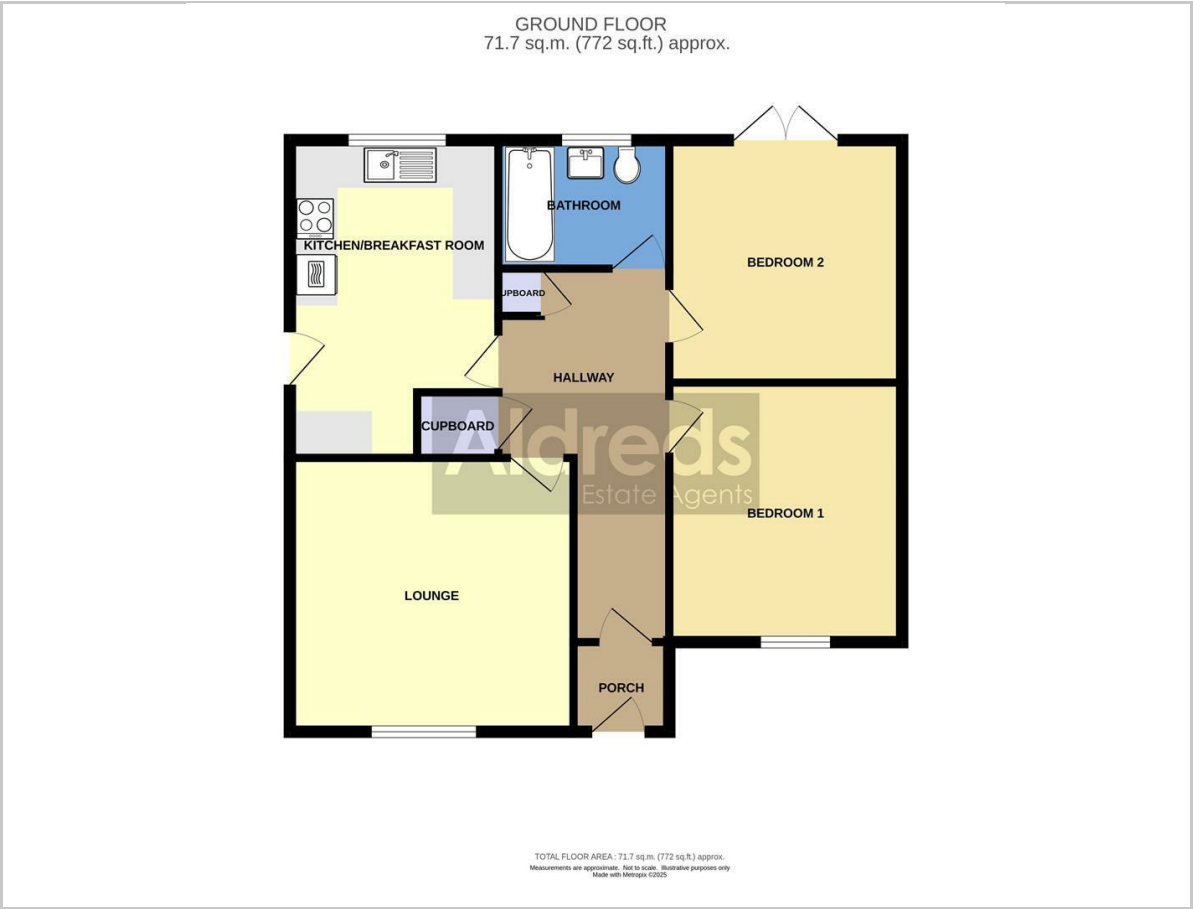
### Directions

From the Yarmouth office head north along the A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout turn right into Yarmouth Road, turn right into Fairway where the property can be found towards the end of the road on the left hand side.

Ref: Y12488



Floor Plan

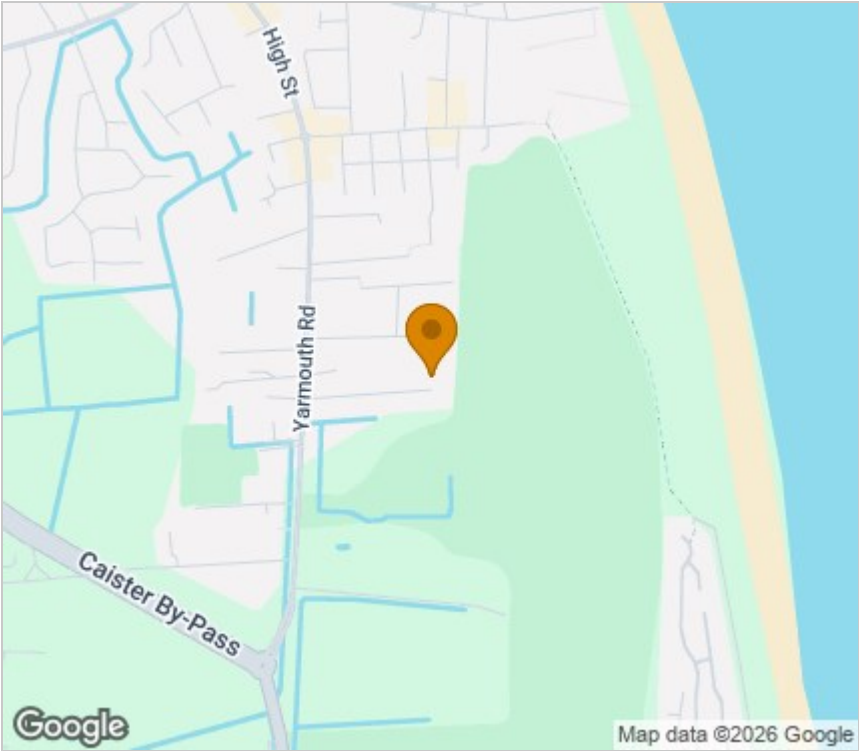


Viewing

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

