

Aldreds
Estate Agents



Capri King Street

Winterton-On-Sea, Great Yarmouth, NR29 4AU

Price Guide £280,000



Capri King Street

Winterton-On-Sea, Great

Guide Price £280,000-£290,000 Aldreds are pleased to offer this renovated and much improved, extended semi detached period cottage in the heart of this much sought after coastal village. The property offers a flexible living space and benefits from ground floor extensions to provide a comfortable layout comprising of a sitting room with feature fireplace, snug/study, dining room, bespoke kitchen, ground floor bathroom, first floor landing, two bedrooms and cloakroom. Outside there are cottage style gardens to the front and rear designed to benefit from the morning and afternoon sunshine. Driveway with parking for two cars. The property also has part double glazing and is heated via the two multi fuel room heaters and electric radiators. This property would make an ideal investment property having been run as a successful holiday let, but would equally make an ideal permanent home or holiday residence. An early viewing is strongly recommended.

Sitting Room

13'7" x 13'2" (4.14 x 4.01 (4.15 x 4.02))

Including the red brick chimney breast with multi fuel cast iron room heater, revealed brickwork and beams, sealed unit double glazed sash window to front aspect, tv point, part stained glass wood panel door to front entrance, stairs to first floor, serving hatch to kitchen, wood effect LVT flooring, electric radiator, door to:

Snug/Study

13'1" x 7'1" (3.99 x 2.16)

Double glazed sash window to front aspect, wood effect LVT flooring, doors leading off to:

Dining Room

14'6" x 11'1" maximum (4.42 x 3.38 maximum (4.43 x 3.37 maximum))

Cast iron multi fuel room heater set on a pamment hearth, double aspect single glazed windows, part glazed wood panel side entrance door, part glazed French doors to rear, revealed beams, wood effect LVT flooring, door to:

Utility/Cloakroom

5'3" x 4'5" (1.60 x 1.35)

Space and plumbing for a washing machine and tumble dryer and cloaks storage space.

Kitchen

13'9" x 8'3" (4.19 x 2.51)

Leading from the dining room and fitted with a bespoke cottage style kitchen with wooden base units and wood block effect work tops over, inset ceramic Butlers sink, recess with electric cooker point, revealed brickwork and beams, plate shelf, single glazed window to rear.

Bathroom

7'10" x 5'6" (2.39 x 1.68)

Suite comprising panelled bath with electric shower over, pedestal wash basin, low level wc, extractor fan, tiled flooring, wood panelled ceiling, part tiled walls, built in storage, single glazed window to side aspect.

First Floor Landing

Single glazed window to rear, fitted carpet, doors leading off to:





Bedroom 1

11'2" x 10'9" (3.40 x 3.28)

Plus chimney breast and adjacent built in wardrobe cupboard, additional fitted wardrobes, sealed unit double glazed sash window to front aspect, tv point, wall uplighters, fitted carpet.

Bedroom 2

9'11" x 8'3" (3.02 x 2.51 (3.01 x 2.52))

Including a built in wardrobe/airing cupboard with concealed hot water cylinder, sealed unit double glazed sash window to front aspect, fitted carpet, access to the loft space.

Cloakroom

Low level wc, vanity unit with inset wash basin, part wood panelled walls, single glazed window to rear aspect.

Outside

To the front of the property a gate and steps lead down to a sunken garden with morning sun trap patio and raised side borders. There is a driveway to the front providing off street parking. A pathway swings down the side of the property and through a trellis arch in to the rear garden which has been landscaped and designed for ease of maintenance with shingle/interwoven pathways and planting. The rear garden is fully enclosed and also benefits from a shed/workshop, wood store and summerhouse.

Tenure

Freehold

Services

Mains water, electric and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'C'

Location

Winterton-on-Sea is a coastal village approximately 9 miles north of Great Yarmouth with a sandy beach * Sand dunes * Nature Reserve * There is a selection of shops * Post Office * First School * Middle and High Schools are situated in Martham approximately 3 miles away * School buses operate in the area * Eastern Counties Bus services link the coastal village with Great Yarmouth.

Directions

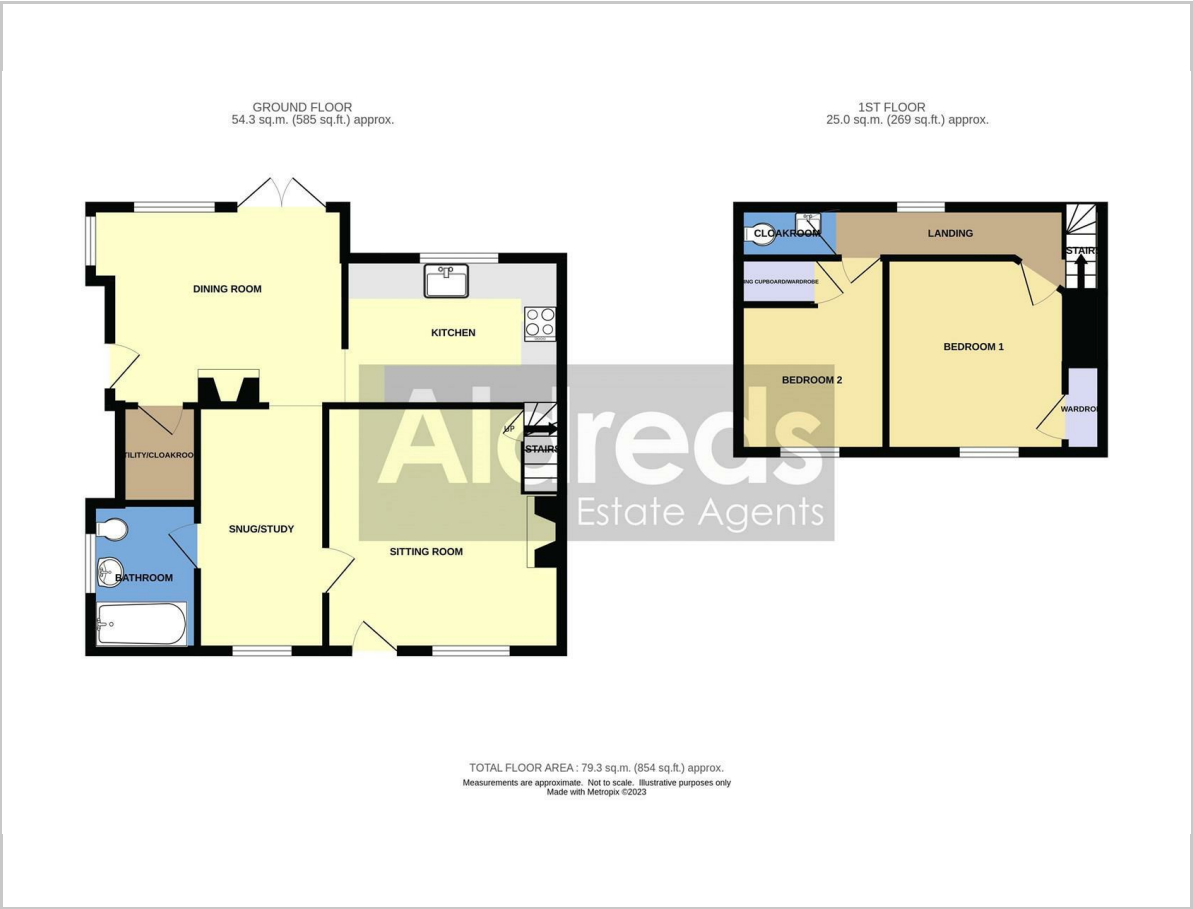
On arriving in the village of Winterton-on-Sea from Great Yarmouth on the Hemsby Road, continue as the road runs through the bend and turn first right on to The Craft. Continue to the far end of the craft and at the crossroads continue straight on in to King Street where the property can be found immediately on the left.

EPC Rating - E (42)

Ref: Y12540



Floor Plan



Viewing

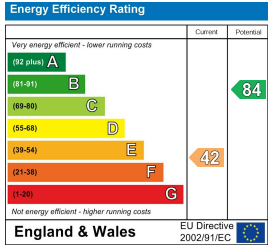
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

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 <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