



1 Ashwood Close

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

Price Guide £300,000 - £325,000



1 Ashwood Close

Caister-On-Sea, Great

GUIDE PRICE £300,000-£325,000 Aldreds are pleased to offer this deceptively spacious, extended detached bungalow in a quiet cul de sac location within this well serviced coastal village. The property offers a flexible layout of accommodation with an entrance porch, entrance hall, lounge, spacious kitchen/dining room, three double bedrooms, utility room, conservatory and a wet room. Outside are low maintenance gardens with a southerly rear aspect, driveway with ample parking and a single garage. The property also benefits from double glazed windows, gas central heating and would make a lovely family or retirement home. Offered chain free.

Entrance Porch

Part double glazed pvc entrance door, double glazed windows, part double glazed internal door to:

Entrance Hall

Meter storage cupboard, radiator, access to the insulated loft space, doors leading off to:

Lounge

21'2" x 10'9" narrowing to 8'7" (6.46 x 3.28 narrowing to 2.63)

Three double glazed windows to front and side aspects, fitted gas fire, tv point, two radiators, fitted carpet.

Kitchen/Dining Room

22'11" x 9'10" (7.01 x 3.02)

A superb spacious kitchen with wood grain finish wall and matching base units with wood effect work surfaces over and incorporated extractor hood, recesses with electric cooker and fridge, part tiled walls, radiator, double aspect double glazed windows, single drainer stainless steel sink unit, part glazed door to:

Conservatory

12'4" x 5'11" (3.78 x 1.82)

Brick and pvc double glazed construction with poly carbonate roof over, radiator, tiled flooring, part double glazed pvc door to rear.

Bedroom 1

14'0" x 10'11" (4.28 x 3.33)

Including fitted wardrobes to one wall with central dressing table unit, double glazed window to rear aspect, radiator, fitted carpet.

Bedroom 2

10'11" x 10'9" (3.33 x 3.29)

Including fitted bedroom furniture with wardrobes and bedside cabinets, double glazed window to side aspect, radiator, fitted carpet.

Bedroom 3

9'2" x 8'0" (2.81 x 2.45)

Including fitted wardrobes, double glazed window to side aspect, radiator, fitted carpet.





Utility Room

11'0" maximum x 7'4" (3.37 maximum x 2.24)

Fitted work surface with inset single drainer sink, space and plumbing for a washing machine, built in storage, tiled walls, double glazed window and part double glazed pvc door to side aspect.

Wet Room

7'10" x 6'9" (2.39 x 2.08)

Water proof floor membrane with floor drain to shower area and mains fed shower fitting over, low level wc, pedestal wash basin, tiled walls, frosted double glazed window to side aspect, radiator.

Outside

To the front of the property there is a low maintenance garden with shingled area and adjacent concrete driveway which leads to the single garage with up and over door, power and lighting. A gated access leads in to the rear garden which faces a southerly and is also very low maintenance laid with patio areas, shingled inlay and raised side planters. Timber shed and fenced 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, 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 left onto the Caister Bypass, at the next roundabout turn right into Norwich Road, take the second turning left into Brooke Avenue, turn left into Breydon Way and after a couple of hundred yards turn right and then left into Ashwood Close.

Ref: Y12674/01/26/CF



Floor Plan



Viewing

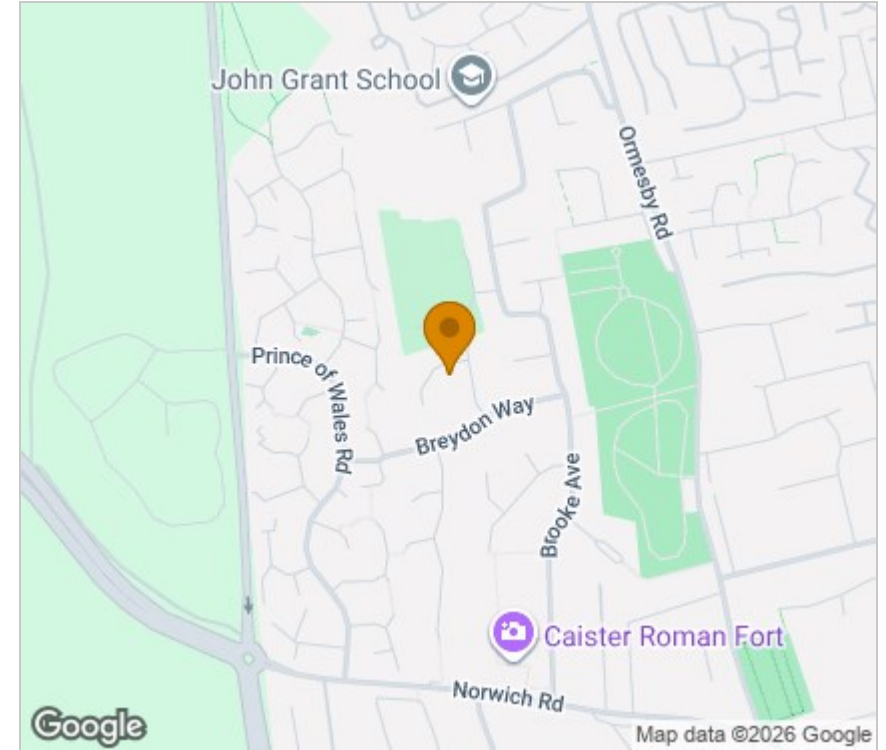
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

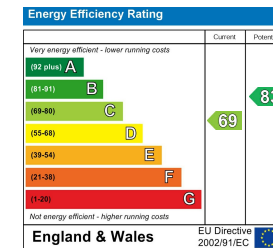
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only 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: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA