



**Aldreds**  
Estate Agents

23 Norfords Court Tan Lane  
Caister-On-Sea, Great Yarmouth, NR30 5BL  
Offers In Excess Of £220,000



# 23 Norfords Court Tan

Caister-On-Sea, Great

Sitting a short distance from Caister beach with allocated parking and a garden, Aldreds are delighted to offer this spacious, modern and well presented three bedroom mid terrace. On the ground floor there is an entrance hall, lounge, kitchen and a cloakroom. The first floor offers two bedrooms and a bathroom with a master bedroom with ensuite cloakroom on the second floor. Gas central heating and double glazing. Offered with no chain

## Entrance Hall

Door to front, stairs to landing, radiator

## Lounge

13'9" x 13'1" (4.2 x 4)

Double glazed patio door to rear, radiator

## Kitchen

9'1" x 8'5" (2.77 x 2.57)

Base & wall units with worktops, double glazed window to front aspect, sink with drainer, wall mounted gas boiler, gas cooker point, plumbing for washing machine

## Cloakroom

Under stair cupboard, hand basin, low level WC

## First Floor Landing

### Bedroom 2

13'1" x 7'4" (4 x 2.26)

Built in wardrobes, double glazed window to rear aspect, radiator

### Bedroom 3

13'1" x 8'7" (4 x 2.62)

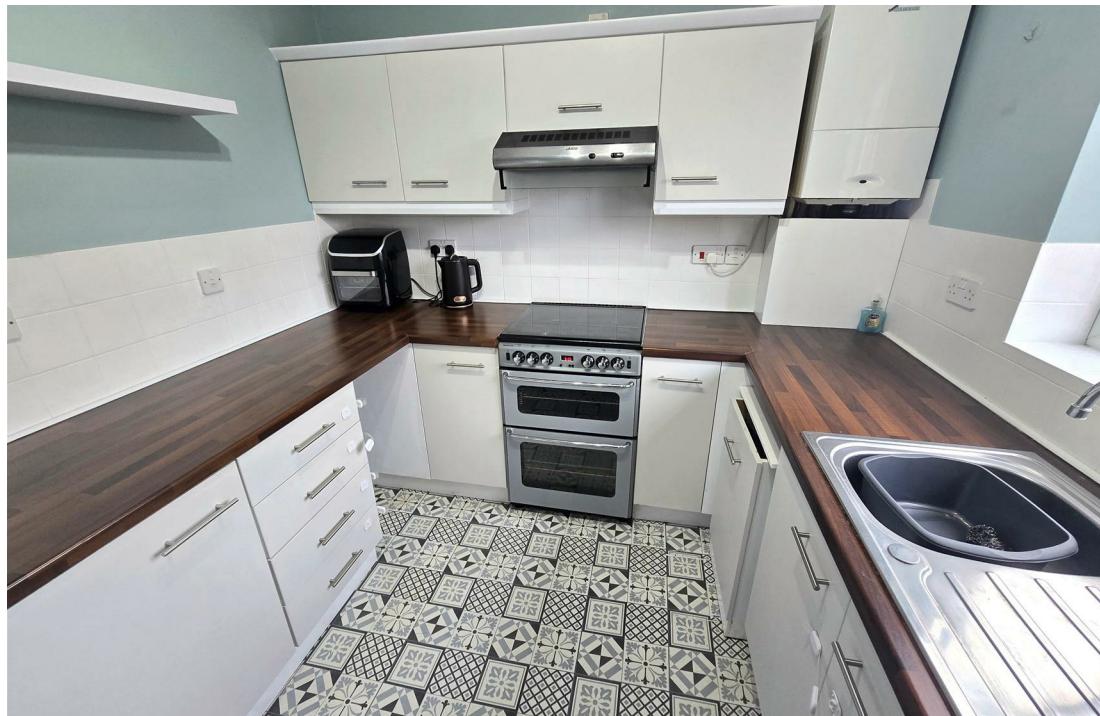
Double glazed window to front aspect, radiator

## Bathroom

P shaped bath with shower over, hand basin, low level WC, part tiled walls, radiator

## Second Floor Landing





#### Master Bedroom

12'0" x 10'11" (3.66 x 3.33)

Loft access, built in wardrobes, opaque double glazed window to rear aspect, radiator, door to

#### Ensuite Cloakroom

Hand basin, low level WC, door to eaves storage

#### Outside

To the front there is an allocated parking space. To the rear there is an approx. south facing garden with timber shed and outside power point

#### Tenure

Freehold

#### Services

Mains water, electricity, gas, drainage

#### Council Tax

Band B

#### 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.

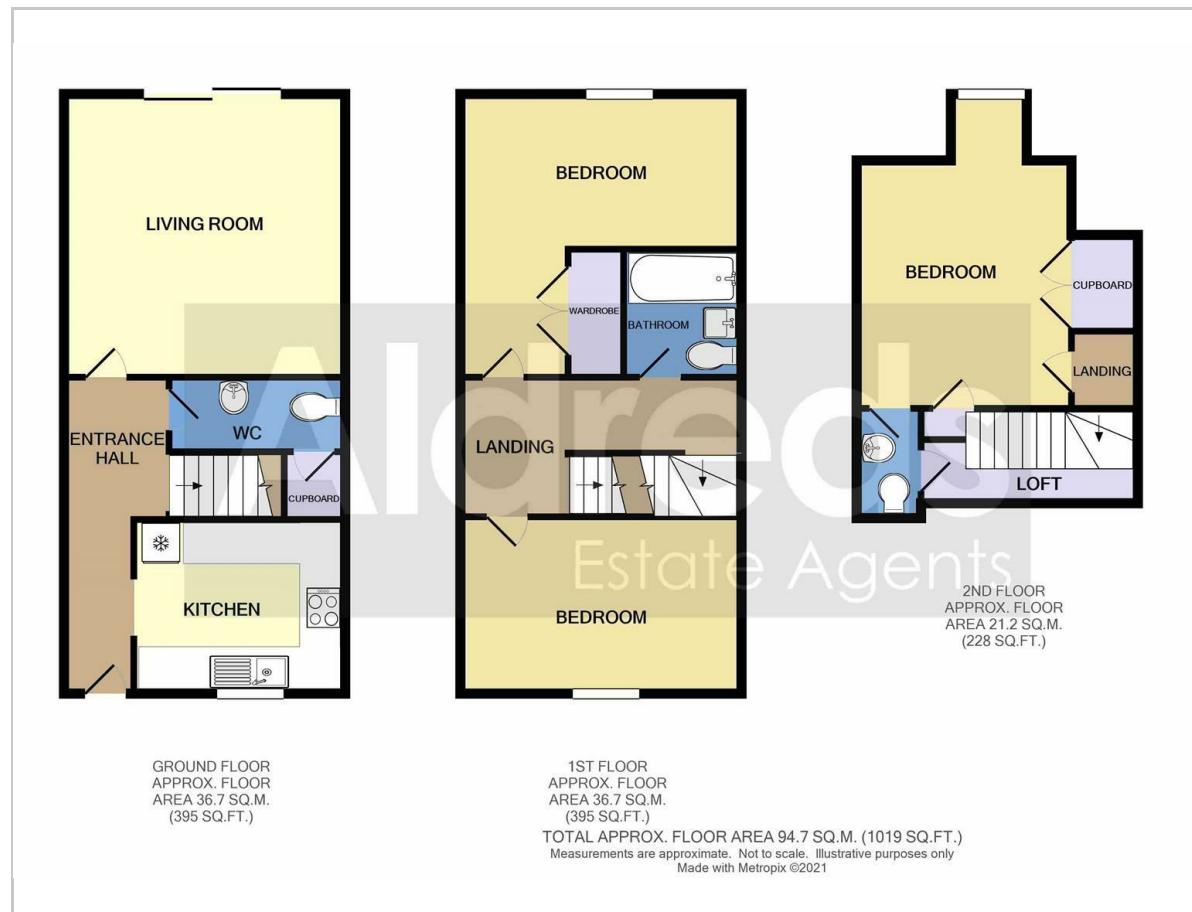
#### Directions

From the Yarmouth office head north along the A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout turn right into Yarmouth Road, at the mini roundabout and turn right in to Tan Lane where Norfords Court can be found part way down on the right hand side.

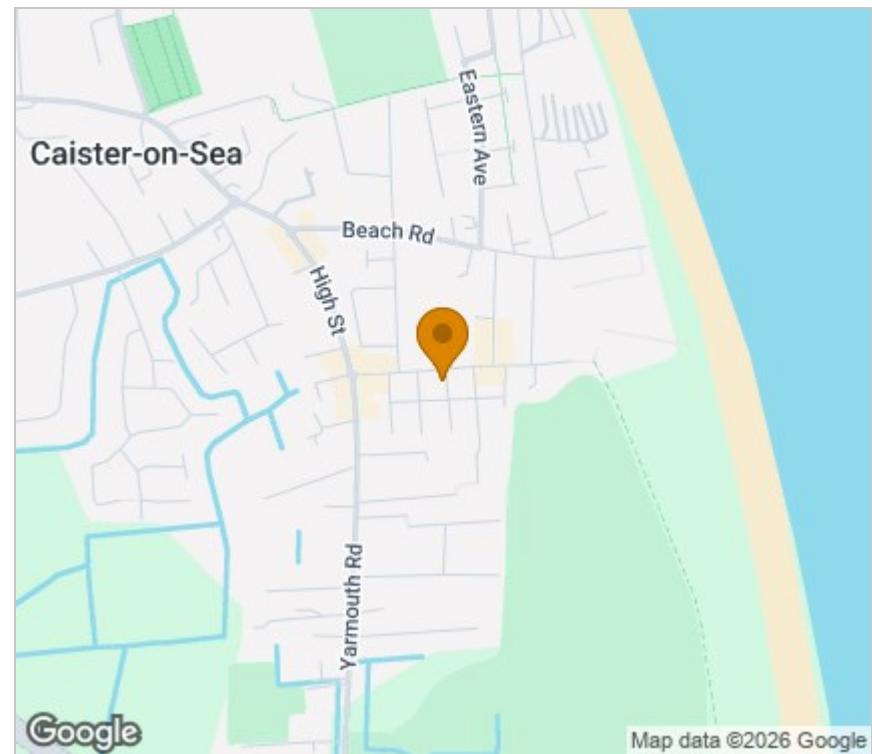
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## Floor Plan



## 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

