



26 Wight Drive

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

£189,995





## 26 Wight Drive

Aldreds are pleased to offer this attractively presented semi detached house in a quiet cul de sac on this popular development. The property offers accommodation comprising of an entrance porch, living room, kitchen/dining room, first floor landing, two bedrooms and a shower room. Outside there is a recently laid block pavior driveway providing ample parking and access to the single garage, established garden to the rear. The property also benefits from double glazed windows and gas central heating. An early viewing is recommended.

### Entrance Porch

Part double glazed pvc entrance door and internal door, double glazed window to front, cloaks storage space.

### Living Room

16'0" x 12'0" (4.88 x 3.68 )

Including the staircase to first floor with open under stairs recess and small cupboard, double glazed window to front aspect, radiator, tv point, cupboard housing the fuse box and meter, door to:

### Kitchen/Dining Room

11'11" x 8'11" (3.65 x 2.72)

Fitted white wall and matching base kitchen units with work surface over, space and plumbing for a washing machine and dishwasher, part tiled walls, tiled flooring, recess with a gas cooker, single drainer sink unit, radiator, Baxi gas boiler, double glazed window to rear, part double glazed pvc door to rear.

### First Floor Landing

Access to the insulated loft space with pull down ladder, doors leading off to:

### Bedroom 1

11'11" x 8'10" (3.65 x 2.71)

Double glazed window to rear, radiator.

### Bedroom 2

11'11" x 7'6" (3.65 x 2.31)

Double glazed window to front, radiator.







### Shower Room

Aqua panelled shower cubicle with mains fed shower fitting, pedestal wash basin, low level wc, frosted double glazed window to side, vinyl flooring, radiator, built in airing cupboard housing the hot water cylinder.

### Outside

To the front of the property is a recently laid block pavior driveway providing ample parking which extends down the side of the house leading to the brick and tiled pitched roof garage 5.07m x 2.70m with electric roller blind door, power and lighting, personal door in to the garden. The rear garden offers a well established space to relax in with a paved patio immediately across the property opening on to a lawn with established borders and an additional circular sun trap patio with fenced boundaries.

### Tenure

Freehold

### Services

Mains water, electric, gas and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'B'

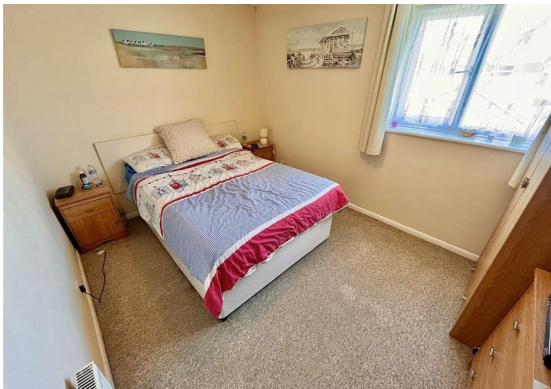
### Location

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 left onto the Caister Bypass, at the next roundabout turn right into Norwich Road, turn left into Prince of Wales Road, turn left into Wight Drive, continue around the bend where the property can be found on the right hand side marked by our 'For Sale' board.

Ref: Y12138/06/24/CF



## Floor Plan



## Viewing

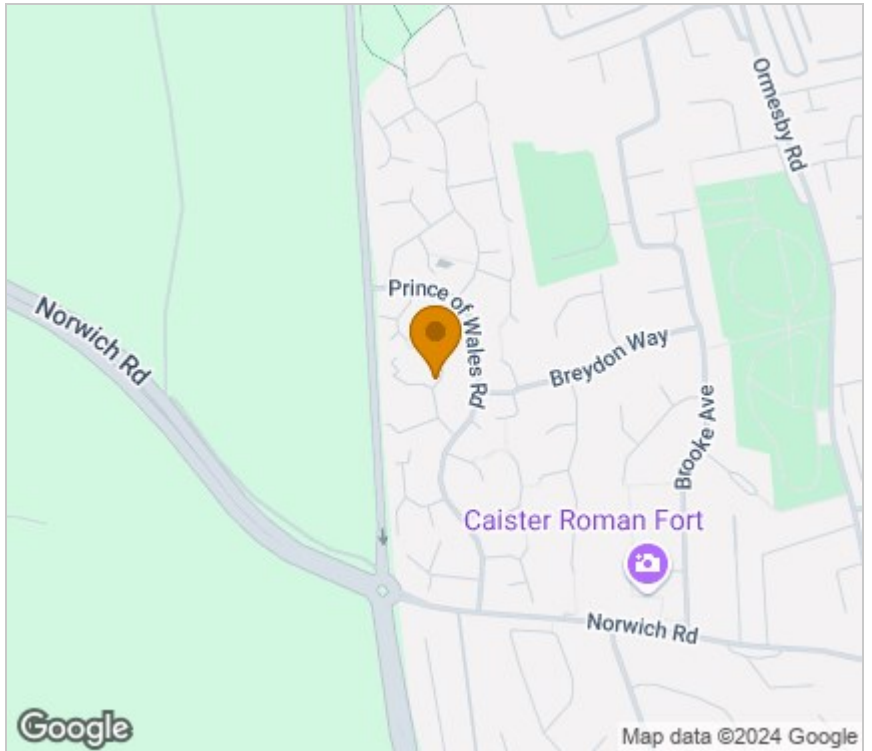
Please contact our Alureds Great Yamouth Office on 01493 844891  
if you wish to arrange a viewing appointment for this property or require further information.

## Disclaimer

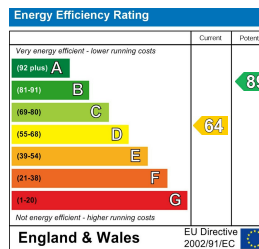
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## Area Map



## Energy Efficiency Graph



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