

Aldreds
Estate Agents



4 Humber Close

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

£385,000



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Aldreds are pleased to offer this very well presented detached residence in a quiet cul de sac location. This attractive property provides a deceptively spacious flexible living space ideal for a growing family with accommodation comprising of an entrance porch, entrance hall, lounge, dining room, quality fitted kitchen/breakfast room with built in appliances, ground floor bedroom/sitting room with en-suite shower room. On the first floor a landing leads to a master bedroom with en-suite shower room, three further good sized bedrooms and a family bathroom. Outside there are established front and rear gardens and driveway 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, tiled flooring, glazed internal door to:

Entrance Hall

Stairs to first floor with under stairs storage cupboard, radiator, doors leading off to:

Lounge

16'11" x 10'11" (5.16 x 3.33)

Including an attractive marbled fireplace and inset modern gas fire, television point, radiator, double glazed window to front aspect, double casement doors to:

Dining Room

10'11" x 10'5" (3.33 x 3.20)

Radiator, double glazed French doors to rear garden, door to:

Kitchen/Breakfast Room

14'5" x 10'5" (4.40 x 3.19)

Extensively fitted with a quality white shaker style kitchen with wall and matching base units with attractive work surfaces over, one and a half bowl grey cast sink with mixer taps, integrated, fridge/freezer, washing machine and dishwasher, built in electric double oven, four ring ceramic induction hob with incorporated extractor hood over, curved breakfast bar seating area with storage, LVT flooring, radiator, part tiled walls, double glazed window to rear aspect, part double glazed pvc rear entrance door.

Bedroom 5/Sitting Room

13'5" x 7'8" (4.11 x 2.34)

Including fitted wardrobe cupboards, double glazed window to front aspect, radiator, door to:

En-Suite Wet Room

7'5" x 6'2" (2.27 x 1.89)

Waterproof floor membrane with shower enclosure and electric shower over, vanity unit with inset wash basin, low level wc, extractor fan, chrome towel rail/radiator, frosted double glazed window to side aspect.

First Floor Landing

Access to the loft space, built in airing cupboard housing the hot water cylinder, doors leading off to:

Bedroom 1

14'7" x 11'1" (4.45 x 3.40)

Including fitted bedroom furniture, radiator, double glazed window to front aspect, door to:

En-Suite Shower Room

5'10" x 5'6" (1.80 x 1.68)

Curved tiled shower cubicle with seat and mains fed shower fitting, low level wc, vanity unit with inset wash basin, tiled walls, chrome towel rail/radiator, frosted double glazed window to front aspect.





Bedroom 2

12'5" x 10'11" maximum (3.81 x 3.35 maximum)

Plus a built in wardrobe cupboard, radiator, double glazed window to front aspect.

Bedroom 3

10'2" x 10'1" (3.12 x 3.09)

Plus a built in wardrobe cupboard, radiator, double glazed window to rear aspect.

Bedroom 4

9'8" x 7'10" (2.96 x 2.40)

Plus a built in double wardrobe cupboard, radiator, double glazed window to rear aspect.

Family Bathroom

Curved panelled bath with mains fed shower over, low level wc, vanity unit with inset wash basin, tiled walls, chrome towel rail/radiator, frosted double glazed window to rear aspect.

Outside

To the front of the property is a lawned garden with side borders and a double width block pavior driveway for off road parking, A side gate leads to the rear garden which is very well established, and private with a full width paved terrace leading up to a lawned garden with a variety of specimen planting bordering.

Tenure

Freehold

Services

Mains water, electric , gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'D'

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 Humber Close, where the property can be found on the right hand side.

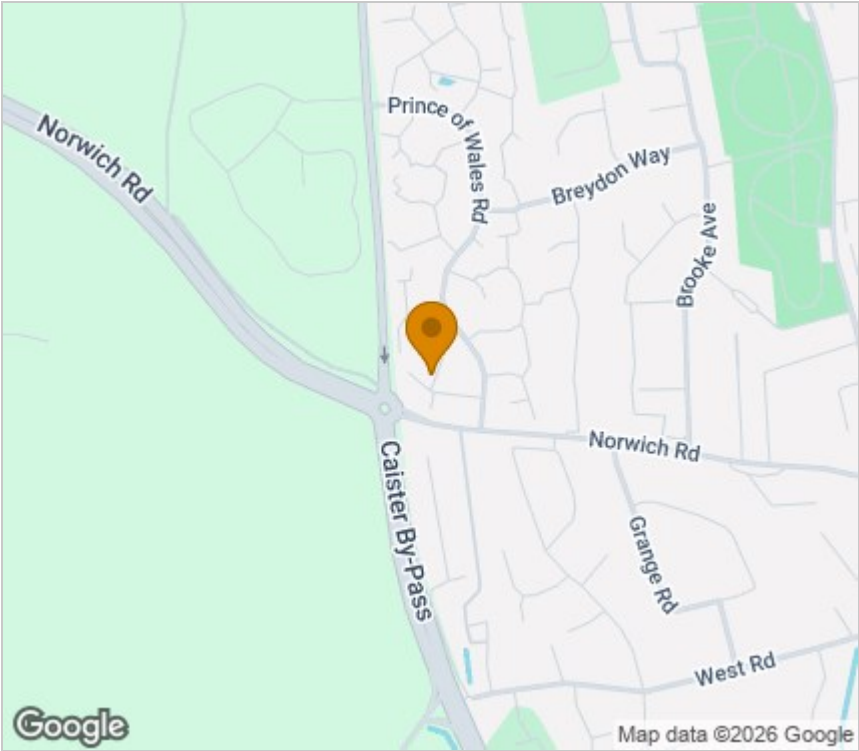
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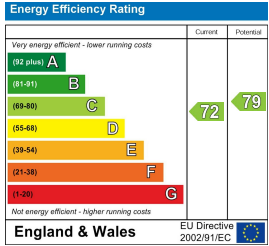
Floor Plan



Area Map



Energy Efficiency Graph



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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