

Aldreds
Estate Agents



6 The Craft

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

Guide Price £255,000-£265,000



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GUIDE PRICE £255,000-£265,000 Aldreds are pleased to offer this rare opportunity to acquire a spacious semi detached bungalow with the added benefit of a double garage that could be adapted to create further living accommodation. The property is situated in a superb location within this very popular coastal village with views from the front over open farmland. The bungalow has been modernised and well maintained and would suit as a home for a small family or retirement purposes. The accommodation comprises of an entrance hall, living room opening on to a modern fitted kitchen, three bedrooms, bathroom and rear hall with a door leading in to the garage. Outside there are front and rear gardens, double width drive and attached double garage. The property also benefits from double glazed windows, oil central heating and is offered chain free.

Entrance Hall

Part double glazed composite entrance door, radiator, wood effect vinyl flooring, doors leading off and access through to:

Rear Hallway

Built in storage cupboard and cupboard housing the oil boiler, part double glazed pvc rear entrance door and door in to the garage.

Living Room

15'3" x 11'6" (4.67 x 3.53)

Including the chimney breast, double glazed window to front aspect providing views over farmland, radiator, fitted carpet, tv point, sliding doors to:

Kitchen

11'6" x 6'4" (3.51 x 1.94)

Extensively fitted with a quality cream gloss kitchen with wall and matching base units with wood effect work surfaces over, built in electric oven, four ring ceramic hob and extractor hood over, space and plumbing for a washing machine, part tiled walls, vinyl flooring, double glazed window to rear aspect.

Inner Hallway

doors leading off to:

Bedroom 1

11'11" x 11'2" (3.65 x 3.41)

Including fitted wardrobes, radiator, double glazed window to front aspect overlooking farmland, fitted carpet.

Bedroom 2

10'4" x 6'7" (3.15 x 2.02)

Double glazed window to rear aspect, radiator, fitted carpet.





Bathroom

White suite comprising panelled bath with shower mixer tap and electric shower fitting over, vanity unit with inset wash basin, low level wc, part tiled walls, vinyl flooring, extractor fan, frosted double window to rear aspect, radiator.

Bedroom 3

10'9" x 5'5" (3.28 x 1.66)

Double glazed window to front aspect, radiator, fitted carpet, space for a single bed.

Outside

To the front of the property is a lawned garden with established side border and an adjacent tarmac driveway providing off street parking and access to the attached double garage 6.70 m x 5.09m with up and over door, power and lighting. The garage does offer further potential to be converted in to additional accommodation if required. At the rear is an enclosed westerly facing rear garden with lawn and large paved sun terrace. Timber shed and oil storage tank.

Tenure

Freehold

Services

Mains water, electric and drainage.

Council Tax

Great Yarmouth Borough Council -Band 'B'

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.

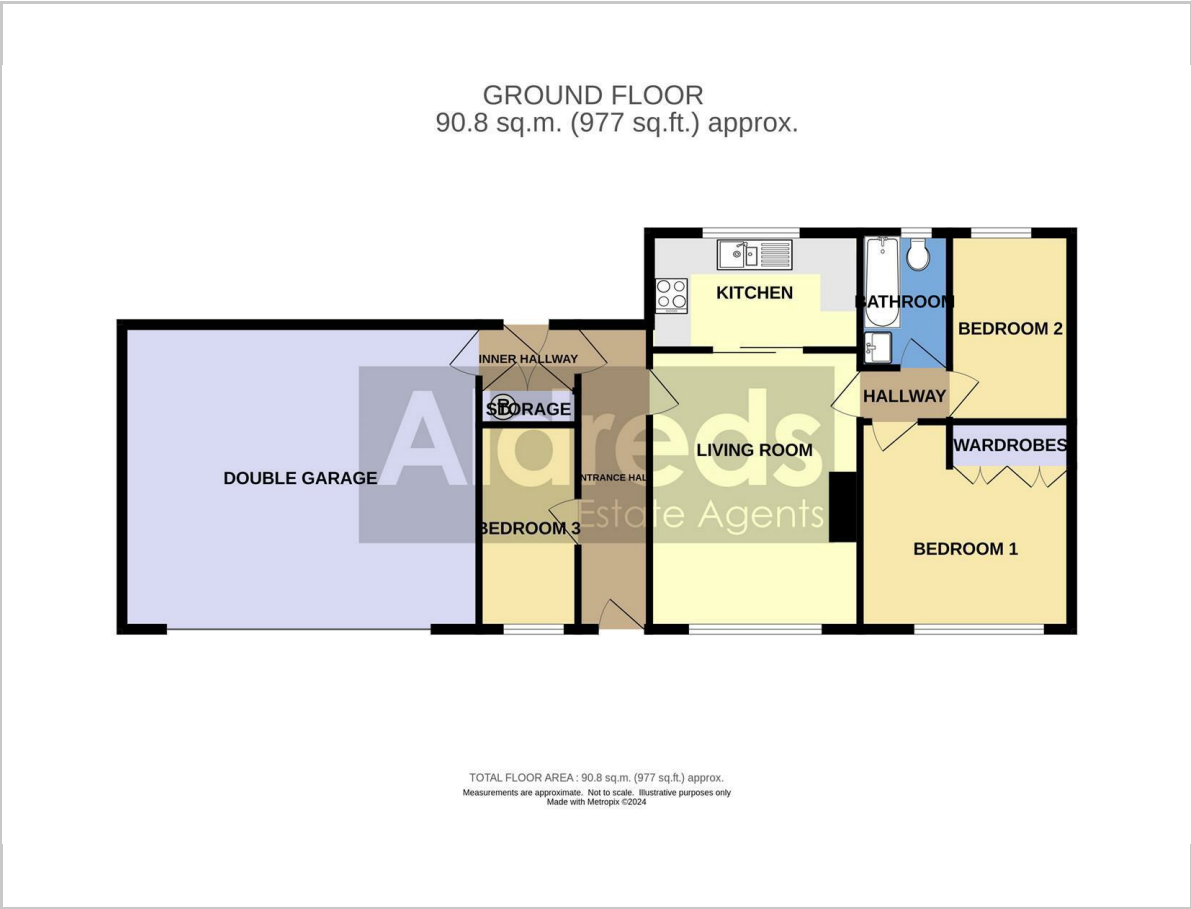
Directions

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 along The Craft and the property can be found on the left hand side just past the turning for Ackland Close.

Ref: Y12254/10/24/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.

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Area Map



Energy Efficiency Graph

