

**Aldreds**  
Estate Agents



7 Limes Road, Catfield, Great Yarmouth, NR29 5DG

£215,000



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£215,000

# 7 Limes Road

Catfield, Great Yarmouth, NR29 5DG

- Single Storey Living
- Beautifully Presented
- Oil Central Heating
- Driveway Parking
- Popular Broadland Village
- Two Double Bedrooms
- Conservatory
- Generous Garden
- Ex Housing Association
- Viewing Advised

Aldreds are pleased to offer this modern two bedroom bungalow, located in the popular Broadland village of Catfield. This nicely located bungalow has been improved by the current owners and is presented in excellent order throughout.

The accommodation comprises of an entrance hall, lounge, conservatory, kitchen, two double bedrooms and a shower room. The property offers uPVC sealed unit double glazed windows, oil fired central heating, driveway parking and a generous, well maintained garden. Early internal viewing is essential to appreciate this beautifully presented home.



## Entrance Hall

Part glazed composite entrance door, radiator, loft access, airing cupboard housing hot water cylinder with immersion heater, power points, radiator, doors leading off:

## Lounge 12'5" x 10'7" (3.78 x 3.23)

Glazed french doors opening to conservatory, radiator, power points, television point, telephone point, thermostat and open access to:

## Kitchen 10'6" x 8'0" (3.20 x 2.44 (3.19 x 2.43))

Window to rear aspect, part glazed door giving access to conservatory, a range of fitted shaker style units, with rolled edge work surfaces and tiled splash backs, stainless steel sink drainer with mixer tap, power points, integrated electric oven, ceramic hob and chimney extractor, built in cupboard housing plumbing for washing machine and power points.

## Conservatory 14'4" x 7'0" (4.37 x 2.13)

uPVC sealed unit double glazed construction on a brick built base with a pitch polycarbonate roof. Part glazed door giving access to garden, radiator, wall lighting and power points.





**Bedroom One 12'3" x 9'1" (3.73 x 2.77 (3.74 x 2.78 at max))**  
Window to front aspect, radiator, power points.

**Bedroom Two 9'10" x 9'4" (3.00 x 2.84 (2.99 x 2.85))**  
Double aspect room with windows to front & side, radiator, power points.

**Shower Room 7'9" x 5'3" (2.36 x 1.60)**  
Obscure glazed window to side aspect, white suite comprising pedestal hand wash basin with tiled splash back, low level wc with an enclosed cistern, shower cubicle with electric shower, ventilation, heated towel rail.

**Outside**  
The property is situated in a spacious plot with vehicular access via a part shingle and part brick weave driveway providing parking for two vehicles. The front garden is mainly laid to lawn with mature shrubbery and planting. To the rear is a generous rear garden with close board panel fencing to boundaries with a patio area to the rear of the property. The main area of the garden is laid to lawn with an attractive well stocked border and a small garden shed to the top end. Shingle area to side with another, larger garden shed, external water supply, oil fired boiler and double bunded uPVC oil storage tank.

## Directions

From Aldreds Stalham Office proceed towards along the A149 towards Great Yarmouth. Turn right sign posted Catfield and proceed through the village centre as the road bears round to the right then left passing The Crown public house on the left hand side, branch off left onto Limes Road before taking the first right hand turn, then left where the property can be found on the right hand side.



## Council Tax

North Norfolk District Council: Band B

## Services

Mains: Water, electric and drainage.

## Tenure

Freehold

## Agents Note

There is an annual service charge from Flagship for communal lighting and grass cutting. This was £161.77 for 2025/26

## Location

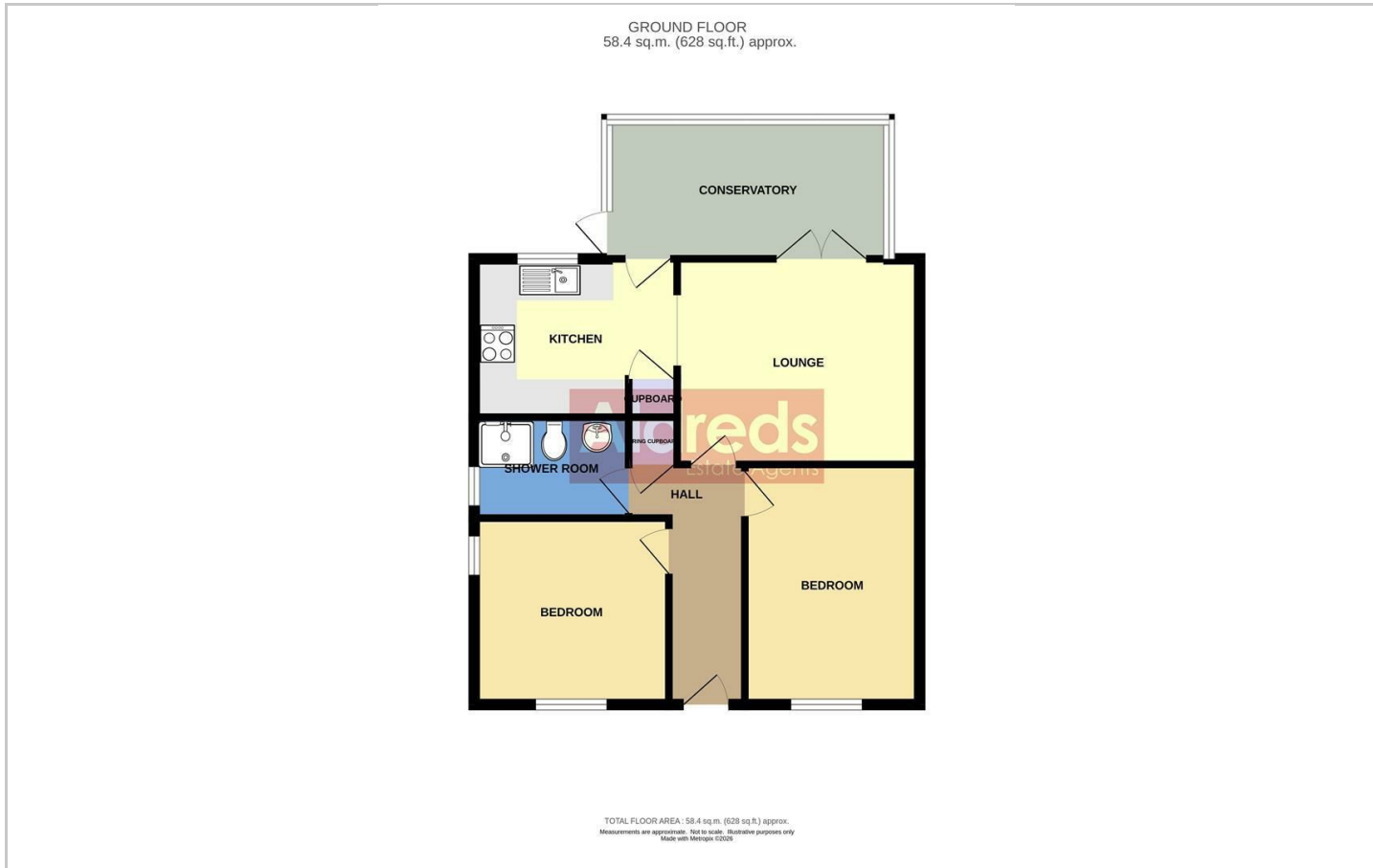
Catfield is a semi rural Broadland village with facilities including Post Office/Store, First School, Church, Bus Service and a Public House. The village lies conveniently between the Rivers Ant and Thurne. Catfield Staithe offers boating access to Hickling Broad and the River Thurne beyond. The nearby Broadland town of Stalham offers a full range of amenities including a Tesco supermarket and is approximately 3 miles distant, with The Fine City of Norwich and Great Yarmouth both approximately 14 miles.

## Reference

PJL/S10047



## Floor Plans



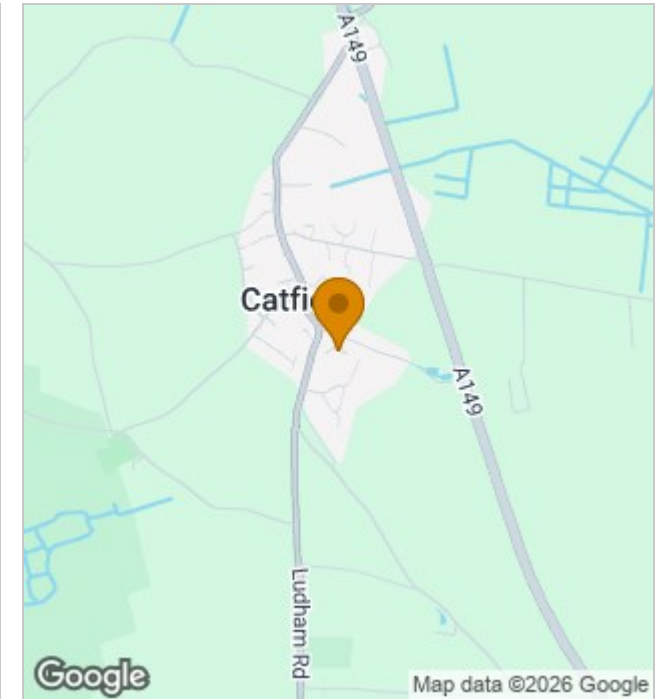
## Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

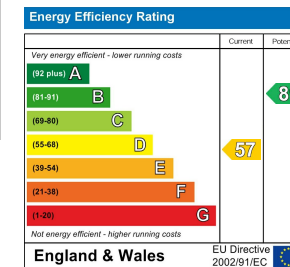
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## Location Map



## Energy Performance Graph



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