

Aldreds
Estate Agents

Aldreds
Estate Agents
FOR SALE
aldreds.co.uk
01493 844891



10 Crosstead

Newtown, Great Yarmouth, NR30 4AP

£295,000



10 Crosstead

Newtown, Great Yarmouth,

NR20 1LE

Aldreds are pleased to offer this attractively presented extended detached bungalow that has recently been altered to provide spacious flexible living accommodation comprising of an entrance hall, lounge, luxury kitchen (re-fitted in 2021), side porch/utility, snug/study area, split conservatory, three bedrooms, luxury bathroom (re-fitted in 2023), established front and rear gardens, driveway parking. The property also benefits from double glazed windows, gas central heating with a new boiler installed March 2022 and new roof in 2021. An early viewing is recommended.

Entrance hall

Double glazed pvc side entrance door, access to the loft space with pull down ladder, modern upright radiator, doors leading off to:

Lounge

15'11" x 12'0" (4.85 x 3.66)

Including the chimney breast with fire surround, double aspect double glazed windows to front and aside aspects, radiator, tv point.

Kitchen

12'11" x 10'1" (3.94 x 3.07)

Re-fitted with a quality white gloss handle less kitchen with wall, base and larder storage units, two built in single ovens and four ring gas hob with extractor hood over, tiled flooring, single drainer stainless steel sink unit, cupboard housing the recently installed gas combi boiler, space and plumbing for washing machine and dishwasher, double glazed window to front aspect, recessed spot lights, modern upright radiator, frosted double glazed door to:

Side Porch/Utility

11'6" x 3'11" (3.51 x 1.19)

Brick and pvc double glazed construction, doors to front and rear, shelved storage space.

Snug/Study

9'4" x 5'8" (2.84 x 1.73)

wood effect laminate flooring, doors leading off to:

Interconnecting Conservatory

20'1" x 7'9" (6.12 x 2.36)

Brick and pvc double glazed construction with insulated and an EDPM rubber roof over, French doors on to the rear garden, part timber/tiled flooring, dividing wall, sliding double glazed patio doors to rear, access to:

Bedroom 2

13'5" x 7'10" (4.09 x 2.39 (4.1 x 2.4))

Modern upright radiator, recessed spot lights.

Bedroom 3

9'7" x 6'9" (2.92 x 2.06)

Accessed from the snug/study, wood effect laminate flooring, radiator, double glazed window.





Bedroom 1

12'8" x 11'2" (3.86 x 3.40)

Including the mirror fronted fitted wardrobes, double glazed window to rear aspect, radiator.

Bathroom

Re-fitted in 2023 with a quality white suite comprising of an 1800mm x 800mm deep panel bath with mixer tap, 1400mm x 800mm walk in shower cubicle with mains fed shower with ceiling level shower head all with concealed pipework, low level wc, grey modern vanity unit with inset wash basin, wood effect vinyl plank flooring, chrome towel rail/radiator, sparkle aqua panelling to all walls, pocket door, two frosted double glazed windows to side aspect.

Outside

The gardens to the front and rear have been designed for low maintenance with raised flower beds and artificial grass to the front of the property with adjacent driveway providing off street parking and access to the built in storage to the front of the former garage. To the rear of the property is a large area of paved patio/pathway beyond which is a lawn and raised planters for vegetables etc. Also attached to either side of the property are two useful storage sheds.

Tenure

Freehold

Services

Mains water, electric, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'C'

Location

Great Yarmouth is the largest resort on the East Norfolk coast with its Historic Market Place and varied selection of shops. The town has a busy port and the rivers Yare and Bure give access to the Norfolk Broads. There are Museums * Race Course * Greyhound Stadium * Schools for all ages * District Hospital approximately 5 miles south. Bus and rail services connect with Norwich.

Directions

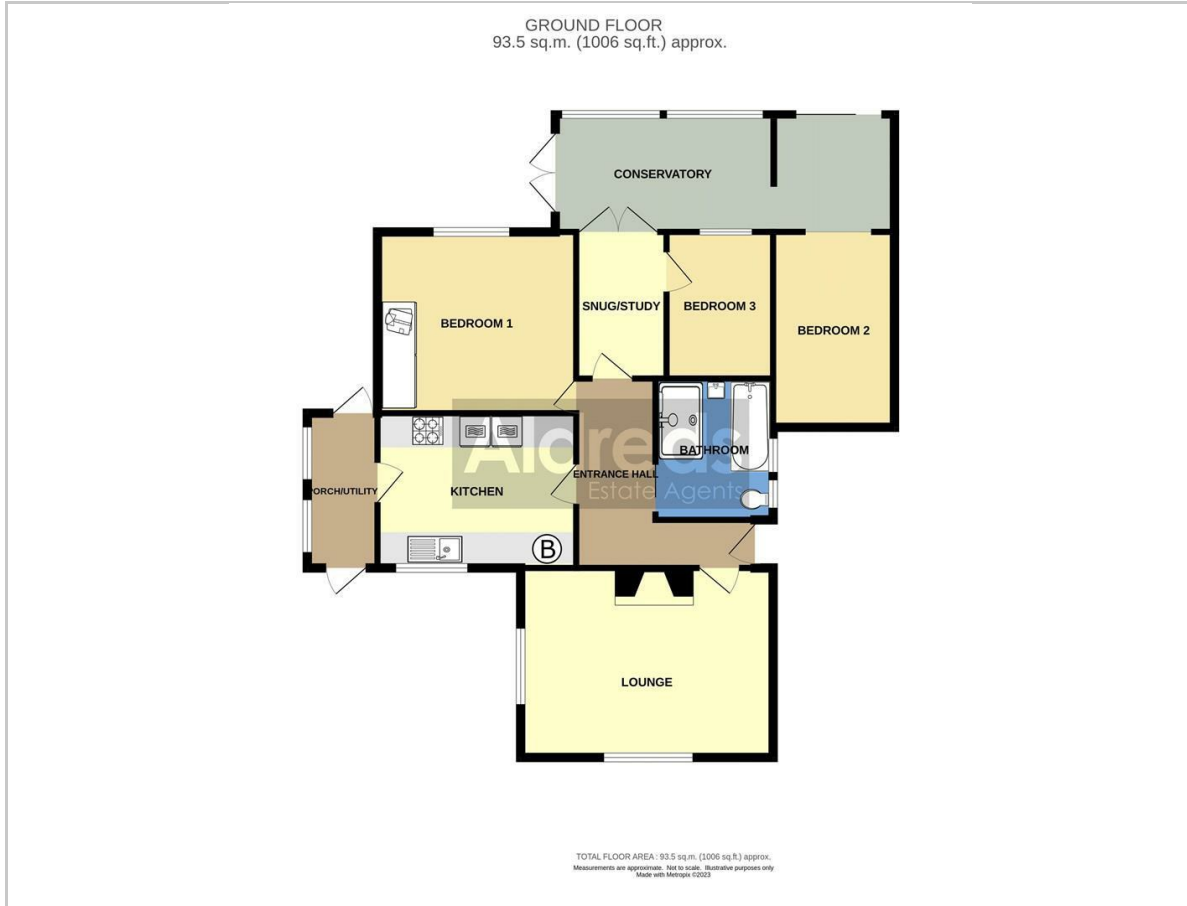
From the Yarmouth office head north along North Quay, continue over the roundabout, continue into Lawn Avenue, continue over the traffic lights into Caister Road, at the next set of traffic lights turn right into Jellicoe Road, turn left into Crosstead where the property can be found on the right hand side.

EPC Rating D (68)

Ref: Y11773/06/23-CF



Floor Plan



Viewing

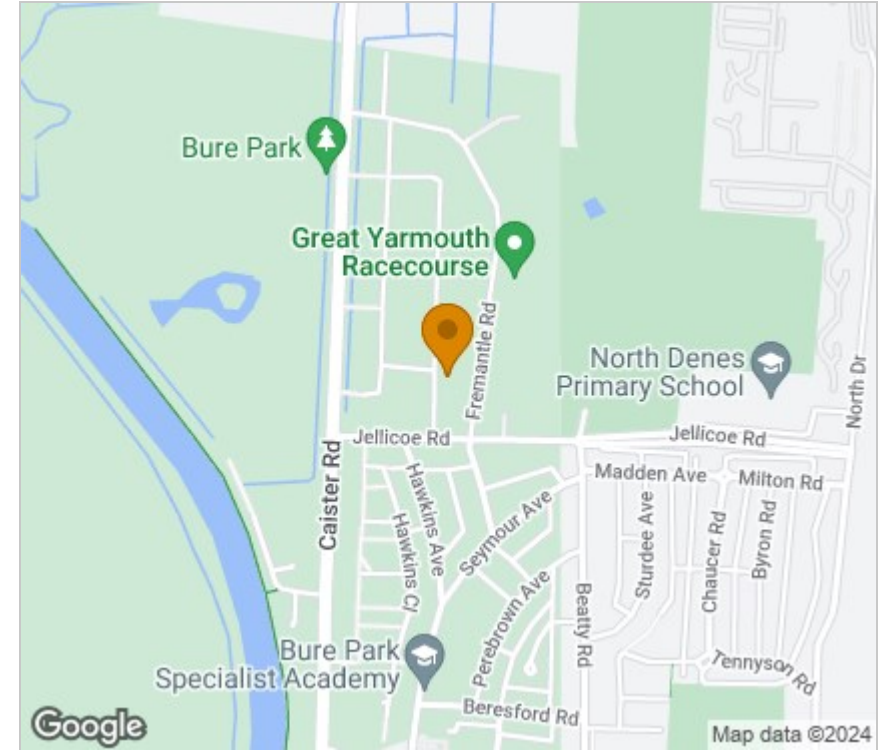
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

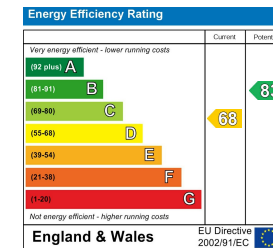
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are traveling some distance please check with Aldreds on the issue of availability prior to traveling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 372141.

Area Map



Energy Efficiency Graph



17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ
Tel: 01493 844891 Email: yarmouth@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA