



3 Dune Court

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

Offers Over £222,000



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4DB

Aldreds are pleased to offer this highly individual, extended end terraced bungalow in a quiet cul de sac location within this sought after coastal village. The property benefits from a full width kitchen extension providing a superb open plan living space with an additional snug area, lounge, two bedrooms and shower room.. Outside there are generous low maintenance gardens and parking adjacent to the bungalow. The property also offers electric heating and double glazed windows. An early viewing is strongly recommended.

Entrance Hall

Frosted double glazed pvc entrance door with double glazed side panel, storage heater, power points, access to the loft space, airing cupboard housing the hot water cylinder with immersion heater, doors leading off to:

Lounge

13'5" x 11'2" (4.09 x 3.40 (4.1 x 3.41))

Double glazed box bay window to front aspect, power points, TV point, telephone point, storage heater, door giving access to:

Snug

9'9" x 7'6" (2.97 x 2.29)

Tiled flooring, open plan access to:

Kitchen/Diner/Living Room

22'8" x 9'8" (6.91 x 2.95 (6.90 x 2.94))

Extended to provide a superb living space with a quality fitted cream shaker style kitchen with wall and matching base units with solid wood work surface over, breakfast bar seating area, built in electric double oven, Neff four ring induction hob with incorporated extractor hood over, single drainer one and a half bowl stainless steel sink unit with mixer tap and separate instant hot water tap, space and plumbing for a washing machine, dishwasher and tumble dryer, part tiled walls, under surface lighting, tiled flooring, night storage heater, double aspect, double glazed windows, double glazed French doors to rear.

Bedroom 1

10'4" x 9'3" maximum (3.15 x 2.82 maximum (3.14 x 2.81 maximum))

Double glazed window to front aspect, power points, telephone point, storage heater.

Bedroom 2

10'10" x 7'5" (3.30 x 2.26)

Double glazed window to side aspect, storage heater, power points.





Shower Room

Double width tiled shower cubicle with electric shower fitting, tiled walls and flooring, vanity unit with inset wash basin, low level wc, chrome electric heated towel rail/radiator, frosted double glazed window

Outside

The property benefits from low maintenance gardens with a well planted front garden with bushes, flowering plants and shingled inlay.

To the side of the property a gated access leads to a number of raised boxes for growing fruit and vegetables. To the rear is an enclosed garden with close board panel fencing to boundaries laid with low maintenance artificial grass, shingle inlay and flower beds/fruit trees bordering. There is also a raised ornamental pond, outside tap. The property benefits from an allocated parking space.

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* variety 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 on the Hembsy Road, proceed into the village continuing into Bulmer Lane, Dune Court can be found a short way along on the right-hand side where parking is available and the property accessed on foot towards the left-hand corner.

EPC Rating: E (53)

Ref: Y11771/06/23-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

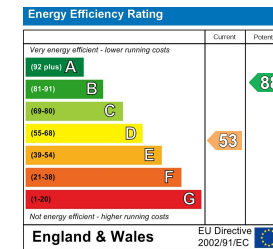
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Area Map



Energy Efficiency Graph



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