



2 The Cobbleways

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

Price Guide £250,000-£260,000



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2 The Cobbleways

Price Guide £250,000-£260,000 Aldreds are pleased to offer this superbly presented, well equipped semi detached bungalow on a generous corner plot which would make an ideal retirement property. The bungalow offers an entrance porch leading to the entrance hall, lounge/dining room, kitchen, two bedrooms, conservatory and modern shower room. Outside there is a rear driveway and garage and nicely established private gardens. The property also benefits from double glazed windows, electric heating and is offered chain free.

Entrance Porch

Brick and pvc double glazed construction with part double glazed pvc entrance door, cloaks storage space, internal door to:

Entrance Hall

Access to the loft space, night storage heater, doors leading off to:

Lounge/Dining Room

16'10" x 12'6" maximum (5.13 x 3.81 maximum (5.12 x 3.80 maximum))

Double glazed window to front aspect, tv point, night storage heater.

Kitchen

9'2" x 7'6" (2.79 x 2.29 (2.80 x 2.28))

Including the airing cupboard housing the copper hot water cylinder and pantry cupboard. Fitted cream shaker style wall and base units with wood effect wood block work surfaces over, single drainer stainless steel sink unit, space and plumbing for a washing machine, electric cooker with incorporated extractor hood over, part tiled walls, tile effect vinyl flooring, double aspect double glazed windows.

Bedroom 1

12'9" x 10'7" (3.89 x 3.23)

Including the fitted wardrobes and adjacent dressing table, double glazed French doors to:

Conservatory

8'11" x 8'2" (2.72 x 2.49)

Brick and pvc double glazed construction with glass roof over, fitted blinds, tile effect vinyl flooring, power points, double glazed French doors to rear.

Bedroom 2

9'5" x 9'2" (2.87 x 2.79)

Double glazed window to rear aspect, night storage heater.

Shower Room

6'6" x 6'1" (1.98 x 1.85)

Walk in shower cubicle with electric shower and aqua panel walls, pedestal wash basin, low level wc, frosted double glazed window to side aspect, tile effect vinyl flooring.





Outside

The property sits on a generous corner plot with wrap around garden to the front and side with conifer hedging, lawn and circular flower beds. At the rear of the property is a double width driveway for parking and access to the brick and tiled pitched roof garage with up and over door. A gate leads in to the private rear garden which is fully enclosed, laid to lawn with side borders with rising steps to the conservatory.

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

Leave Yarmouth heading north on the A149 Caister Road, continue through Caister, Scratby and Hemsby, continue into Winterton on the Hemsby Road continue as the road runs into Bulmer Lane, turn right into The Cobbleways where the property can be found on the right hand corner.

EPC Rating - F (30)

Ref: Y11658/01/23



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

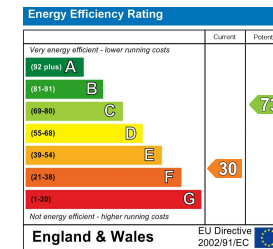
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Area Map



Energy Efficiency Graph



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