

**Aldreds**  
Estate Agents



10 Beeleigh Way

Caister-On-Sea, Great Yarmouth, NR30 5UP

Price Guide £275,000



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## 10 Beeleigh Way

### Caister-On-Sea, Great

Price guide £275,000-£300,000 Aldreds are pleased to offer this superbly presented, extended linked detached house in a popular cul de sac location. The property has recently been improved and is finished to a very high standard with a flexible living space comprising of an entrance hall, cloakroom, lounge, kitchen/breakfast room with built in appliances, dining/garden room. On the first floor a landing serves a master bedroom with replacement en-suite shower room, two further bedrooms and a modern family bathroom. Outside there is a larger than average south facing garden with large workshop/summerhouse, attached single garage with electric door and driveway parking. The property has been recently refurbished and also benefits from new double glazed windows, gas central heating and pleasant interior. Offered chain free and an early viewing is strongly recommended.

#### Entrance Hall

Part double glazed coloured composite entrance door, fitted carpet, radiator, stairs to first floor, doors leading off to:

#### Cloakroom

Low level wc, vanity unit with inset wash basin, tiled flooring, radiator, frosted double glazed window to front aspect.

#### Lounge

14'9" x 10'5" (4.5 x 3.18)

Double glazed window to front aspect, radiator, tv point, fitted carpet, door to:

#### Kitchen/Breakfast Room

13'5" x 11'6" (4.09 x 3.53)

Re-fitted with a quality white gloss kitchen with wall and matching base units with wood effect work surfaces over, integrated slimline dishwasher, built in electric oven, four ring gas hob and stainless steel extractor hood, single drainer stainless steel sink unit with mixer tap, part tiled walls, space and plumbing for a washing machine, tiled flooring, wall mounted gas boiler, space for a fridge/freezer, central island breakfast bar seating area with storage, under stairs cupboard, open access to:

#### Garden/Sitting Room

11'6" x 8'7" (3.51 x 2.62)

Multi functional room with double glazed French doors, double glazed window to side and two double glazed sky lights, tiled flooring, radiator.

#### First Floor Landing

Access to the loft space with pull down ladder, fitted carpet, doors leading off to:

#### Bedroom 1

11'6" x 8'9" (3.51 x 2.67)

Plus built in wardrobe cupboard, fitted carpet, radiator, double glazed window to front aspect, door to:

#### En-Suite Shower Room

Re-fitted with a white suite comprising aqua panelled shower cubicle with mains fed shower fitting, vanity unit with inset wash basin, low level wc, tiled flooring, radiator, extractor fan, frosted double glazed window to front aspect.

#### Bedroom 2

9'6" x 7'8" (2.9 x 2.34)

Plus built in double wardrobe cupboard, fitted carpet, radiator, double glazed window to rear aspect.

#### Bedroom 3

8'7" x 5'6" (2.64 x 1.68)

Radiator, fitted carpet, double glazed window to rear aspect.





### Family Bathroom

Replacement white suite comprising panel bath, vanity unit with inset wash basin, low level wc, tiled flooring, part tiled walls, radiator, frosted double glazed window to side aspect, extractor fan.

### Outside

To the front of the property is a low maintenance garden/driveway providing parking with a side border. Access beyond to the attached single garage with electric roller blind door, power and lighting and personal door to the garden. On the far side of the house is a gated access in to the rear garden. The rear garden is larger than average and faces a southerly direction and is laid with areas of timber decking and artificial grass, side borders with fruit trees, raspberries and rhubarb planting. At the bottom of the garden is a large timber workshop/summer house which is part divided in to two separate areas with part double glazed pvc French doors leading in to the summer house section.

### Tenure

Freehold

### Services

Mains water, electric, gas and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'C'

### Location

Caister-on-Sea is a popular coastal village approximately 3 miles north of Great Yarmouth \* There are a variety of local shops, pubs and restaurants \* Post Office \* First, Middle and High schools \* Golf Course \* Regular bus services to Great Yarmouth \* Caister also boasts Roman Ruins \* a sandy beach and its own Historic Castle.

### Directions

From the Yarmouth office head north along the A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout turn left onto the Caister Bypass, continue over the next roundabout into Jack Chase Way, turn right into Prince of Wales Road, take the first left into Diana Way, continue to the top of Diana Way and take the last turning on the right in to Beeleigh Way.

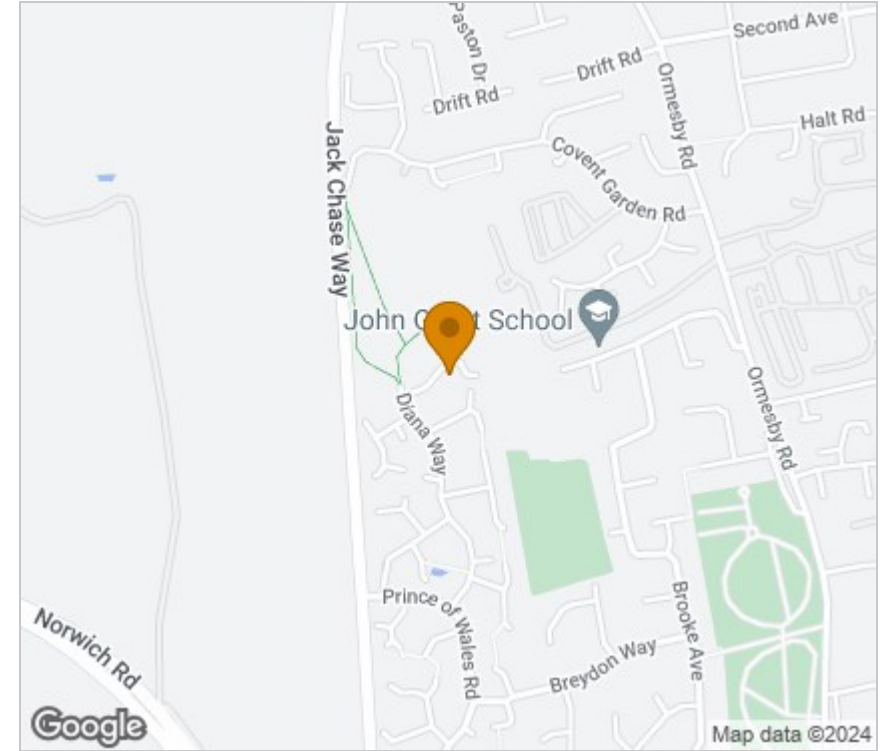
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## Floor Plan



## Area Map



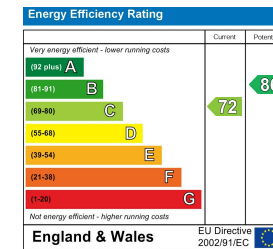
## Viewing

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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## Energy Efficiency Graph



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