

Aldreds
Estate Agents



17 Upper Grange Crescent

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

£278,000



17 Upper Grange

Aldreds are pleased to offer this well appointed, extended detached bungalow on a generous corner plot in this sought after quiet location. The property has been very well maintained and would make an ideal retirement home with accommodation comprising of an entrance hall, lounge, dining room, kitchen, two double bedrooms and bathroom. Outside a driveway serves a garage with established wrap around gardens and a westerly facing rear aspect. The property also benefits from double glazed windows, gas central heating and is offered chain free.

Entrance Hall

Composite entrance door, cupboard housing the gas combination boiler, access to the loft space, frosted double glazed window to front aspect, radiator, fitted carpet, doors leading to;

Lounge

13'11" x 12'10" (4.25 x 3.93)

Including the attractive marbled fireplace recess with inset electric fire, double glazed window to front aspect, radiator, tv point, fitted carpet, arched access to:

Dining Room

14'6" x 9'10" (4.42 x 3.00)

Double aspect room with double glazed window to front aspect, double glazed French doors to rear, radiator, fitted carpet.

Kitchen

15'0" x 6'7" (4.58 x 2.02)

Fitted with a range of wood trim wall and matching base units with work surface over, one and a half bowl white ceramic sink with mixer taps, space and plumbing for a washing machine, recess with electric cooker point, part tiled walls, radiator, tiled flooring, two double glazed windows to front aspect, extractor fan, space for a table.

Bedroom 1

10'11" x 9'11" (3.34 x 3.04)

Double glazed window to rear aspect, radiator, fitted carpet.

Bedroom 2

10'11" x 6'6", 305'1" (3.34 x 2.,93)

Double glazed window to rear aspect, radiator, fitted carpet.





Bathroom

White suite comprising panel bath with shower mixer tap, low level wc, pedestal wash basin, tiled flooring, mainly tiled walls, frosted double glazed window to rear aspect, radiator.

Outside

The property sits on a generous corner plot with wrap around front and side gardens which are mainly lawned with well stocked established borders and pathway leading to the entrance. There is an adjacent driveway providing off street parking and access beyond to the single garage with up and over door, power and lighting, personal door to side. To the rear is a private suntrap paved courtyard garden with gated access and fenced boundaries.

Tenure

Freehold

Services

Mains water, electric, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'C'

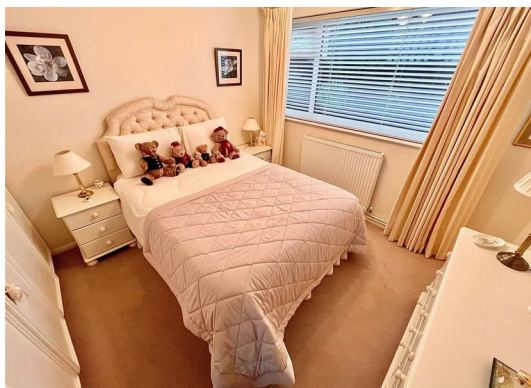
Location

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 right into Yarmouth Road, continue over the mini roundabout into the High Street, turn left at the next mini roundabout at the next mini roundabout with Caister Police Station turn left into West Road, turn right into Upper Grange Crescent and after a few hundred yards the property can be found on the left hand side on the corner of Hampton Close.

Ref: Y11917/11/23/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

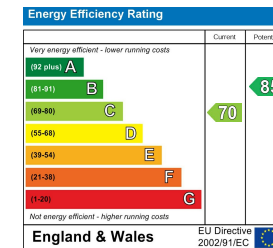
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Area Map



Energy Efficiency Graph



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