



Aldreds
Estate Agents

34 Yarmouth Road

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

Offers In Excess Of £175,000



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34 Yarmouth Road

Aldreds are pleased to offer this superb renovated mid terraced house in the heart of the village close to all amenities. The property has been refurbished from top to bottom with new grey double glazed windows, gas central heating, damp proofing and re-plastering, new quality kitchen and bathroom fittings, new floor coverings and re-decoration throughout. The property would make an ideal turn key first home with stunning accommodation comprising of an open plan kitchen/living room with built in appliances, rear lobby, porch/utility, ground floor shower room, first floor landing serving three good size bedrooms. Outside is a forecourt and generous west facing rear garden which has been landscaped with paving and artificial grass. An early viewing is strongly recommended.

Open Plan Kitchen/Living Room

20'5" x 11'9" (6.24 x 3.60)

New grey double glazed pvc entrance door, attractive oak finish flooring, wall mount tv point, double glazed window to front aspect, stairs to first floor with open under stairs recess, quality navy blue/grey kitchen with wall and matching base units with square edge sparkle worktops over, breakfast bar seating area, built in electric oven with four ring ceramic hob and extractor hood over, grey single drainer cast sink with mixer tap, built in wine store, recessed spot lights, part tiled walls, double glazed window in to the porch, oak veneered/glazed door to:

Rear Lobby

Quality oak effect flooring, power point with space for a fridge/freezer, doors leading to:

Shower Room

6'7" x 4'8" (2.02 x 1.43)

Quality white suite comprising grey vanity unit with inset ceramic sink with mixer tap, adjacent low level wc with concealed cistern, walk in sparkle effect grey aqua panelled shower cubicle with mains fed twin shower head shower, extractor fan, frosted double glazed window to rear aspect, chrome towel rail/radiator, recessed spot lights, tiled flooring.

Porch/Utility

4'11" x 3'10" (1.50 x 1.17)

Tiled flooring, power point with space and plumbing for a washing machine, frosted double glazed window and part frosted double glazed door to rear.

First Floor Landing

New fitted carpet, mains smoke detector, oak veneered doors leading off to:

Bedroom 1

10'8" x 8'11" (3.26 x 2.74)

Including the chimney breast plus over stairs wardrobe cupboard, new fitted carpet, radiator, access to the loft space, double glazed window to front aspect.





Bedroom 2

9'1" maximum x 8'3" maximum (2.78 maximum x 2.53 maximum)

Including the small corner chimney breast, new fitted carpet, radiator, double glazed window to rear aspect.

Bedroom 3

11'5" x 4'7" (3.48 x 1.40)

Including the corner cupboard housing the new ideal gas combination boiler, new fitted carpet, radiator, double glazed window to rear aspect.

Outside

To the front of the property is a walled forecourt with outside modern lighting. To the rear is a small courtyard with wrought iron gate leading beyond to the pedestrian service passageway which provides access beyond to a superb landscaped low maintenance garden which has been designed for ease of maintenance with paved patio and central artificial grass, timber shed. The rear garden faces a westerly direction and is fully enclosed with a gated access.

Tenure

Freehold

Servcies

Mains water, electric, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'A'

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 our Great Yarmouth Office, proceed North along the A149 Caister Road, past the Yarmouth Stadium, at the roundabout take the second exit straight across on to Yarmouth Road. Pass Tesco and after a few hundred yards the property can be found on the left hand side.

Ref: Y11925/11/23/CF



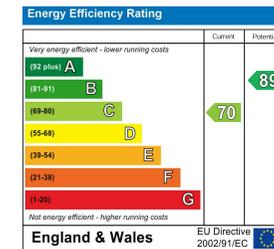
Floor Plan



Area Map



Energy Efficiency Graph



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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