

**Aldreds**  
Estate Agents



6 Biscay Gardens

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

£399,950





## 6 Biscay Gardens

Aldreds are pleased to offer this highly individual, deceptively spacious detached house in a cul de sac location on this popular development. This impressive house has been extended and has been tastefully presented offering an ideal living space for a growing family with accommodation comprising of an entrance porch, entrance hall, lounge, large dining room, quality kitchen/breakfast room, rear porch, utility room, cloakroom, sitting room/bedroom 5. The first floor landing serves a master bedroom with walk in wardrobe/dressing room and luxury en-suite bathroom, three further good size bedrooms and family bathroom. Outside a full width driveway provides ample parking and access to the integral single garage. To the rear is a superb established south facing garden. The property also benefits from double glazed windows and gas central heating. An early viewing is strongly recommended to appreciate the size and quality of accommodation on offer.

### Entrance Porch

Part glazed wood panelled entrance door, circular feature stained glass window to front aspect, tiled flooring, door to:

### Entrance Hall

Stairs to first floor, tiled flooring, doors to:

### Lounge

16'7" x 10'5" (5.07 x 3.20)

Attractive fireplace with inset stone bowl feature electric fire with remote control, painted dado rail, tv point, radiator, double glazed window to front aspect, open access to:

### Dining Room

21'1" x 10'7" (6.44 x 3.25)

A very spacious dining room that could also double up as a further lounge as the kitchen is of a size to accommodate a table, radiator, double glazed window to rear aspect, door to:

### Kitchen/Breakfast Room

21'4" x 10'8" maximum (6.52 x 3.27 maximum)

### Kitchen Area

Fitted with a quality cream finish kitchen with wall and matching base units with solid wood worksurfaces over , metro tiled splashback walls and under surface lighting, inset one and a half bowl ceramic sink with mixer taps, space and plumbing for a dishwasher, recess for fridge/freezer, recess with a five ring dual fuel range cooker with incorporated extractor hood over, built in pantry cupboard, quality Karndean flooring, open access to:

### Breakfast Room Area

Radiator, attractive Karndean flooring, double glazed French doors to rear, door to:

### Rear Porch

Double glazed windows and door to rear, radiator, tiled flooring, open access to:

### Utility Room

7'7" x 5'9" (2.32 x 1.77 )

White shaker style wall and full height storage units, fitted work surface with space and plumbing below for a washing machine and tumble dryer, part tiled walls, tiled flooring, access to:

### Inner Lobby

Tiled flooring, radiator, doors to garage, sitting room and to:

### Cloakroom

Low level wc, corner wash basin, half tiled walls, frosted double glazed window to side aspect, extractor fan.

### Sitting Room/Bedroom 5

15'1" x 7'3" (4.60 x 2.21 )

Plus under stairs storage cupboard, radiator, double glazed window to front aspect, wood effect vinyl flooring. This room could be used as a fifth bedroom or a room for someone wishing to work from home.

### First Floor Landing

Spacious landing with built in airing cupboard with hot water cylinder, access to the boarded and insulated loft space with drop down ladder, doors leading off to:







#### Bedroom 1

16'7" x 10'6" (5.06 x 3.22)

Double glazed window to front aspect, radiator, tv point, double doors to:

#### Walk In Wardrobe/Dressing Room

14'10" x 5'10" (4.53 x 1.79)

With hanging rails and shelving, sensor operated lighting.

#### En-Suite Shower Room

12'9" maximum x 8'7" (3.90 maximum x 2.63)

Stunning luxury en-suite with a stand alone oval slipper bath, large walk in shower cubicle with Triton shower fitting, vanity unit with inset wash basin, low level wc. fully tiled walls and flooring, chrome towel rail/radiator, underfloor heating, two frosted double glazed windows to front aspect, extractor fan.

#### Bedroom 2

14'10" x 10'8" (4.53 x 3.27)

Double glazed window to front aspect, radiator, tv point.

#### Bedroom 3

16'6" x 10'1" (5.03 x 3.08)

Including fitted wardrobes, double glazed window to rear aspect, radiator, tv point.

#### Bedroom 4

14'1" x 7'4" (4.31 x 2.25)

Radiator, double glazed window to front aspect, tv point, built in storage cupboard.

#### Family Bathroom

Four piece suite comprising panelled bath with shower mixer attachment, low level wc, pedestal wash basin, corner quadrant shower cubicle with electric shower fitting over, tiled walls and flooring, extractor fan, shallow cupboard, chrome towel rail/radiator, frosted double glazed window to rear aspect.

#### Outside

To the front of the property is a full width block pavior driveway providing car parking and access to the single integral garage 4.70 x 2.49 with electric roller blind door, power and lighting. A gated side access leads to the rear garden which has been landscaped providing an ideal place to relax with areas of path/patio flanked by a lawn and further raised timber decked seating area with established side borders with a variety of texture and colour. There is also an ornamental Koi pond. The rear garden faces a sunny southerly aspect and is enclosed on all boundaries.

#### Tenure

Freehold

#### Services

Mains water, electric, gas and drainage.

#### Council Tax

Great Yarmouth Borough Council - Band 'E'

#### 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.

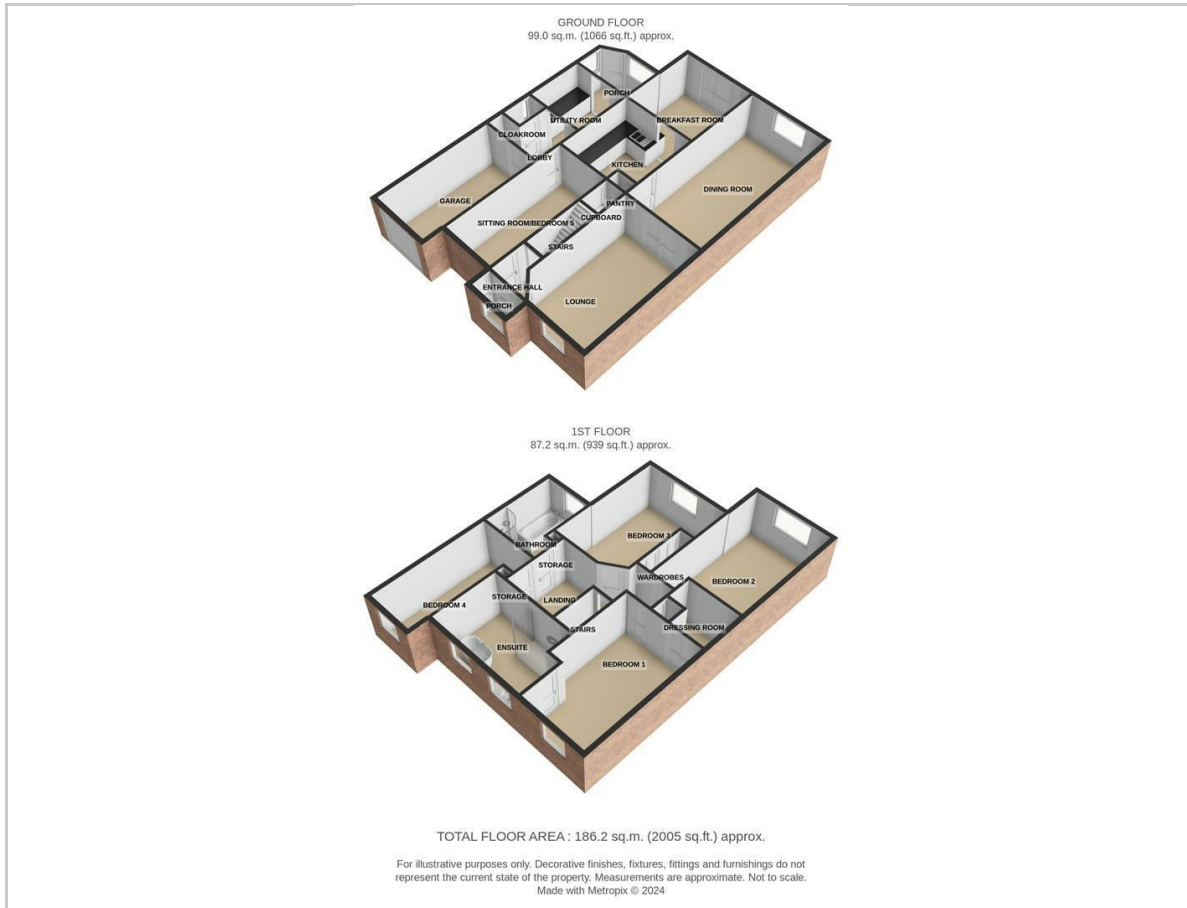
#### Directions

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, at the next roundabout take the right hand exit into Norwich Road, turn left into Prince of Wales Road, turn right into Diana Way continue down Diana Way and take the third turning on the right in to Biscay Gardens where the property can be found on the right hand side.

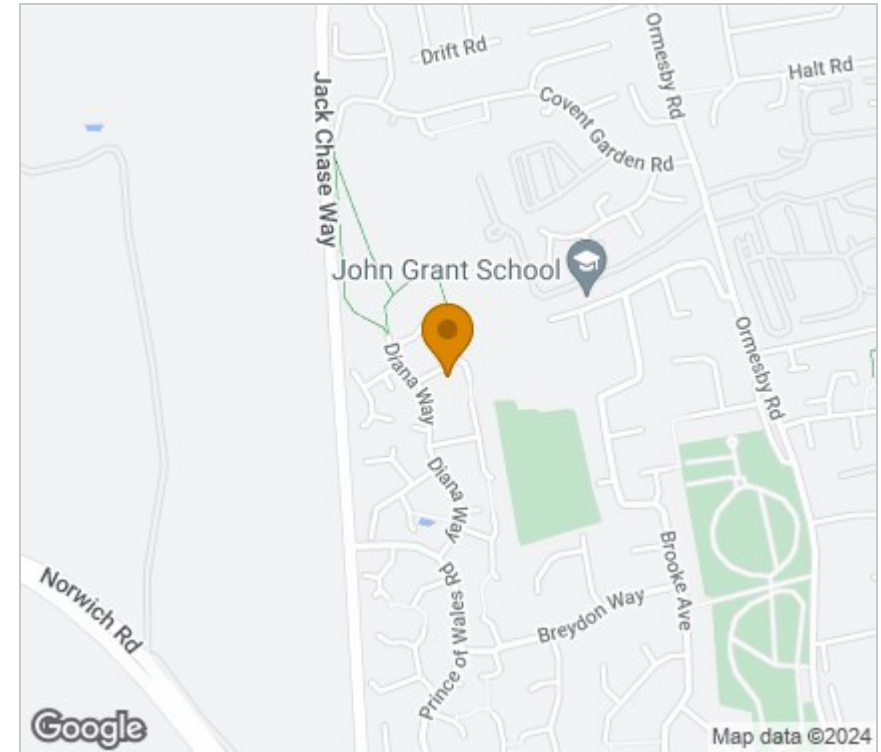
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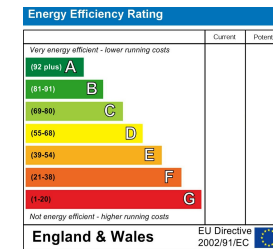
## Floor Plan



## 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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