



19 Clay Road

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

£320,000





## 19 Clay Road

Aldreds are pleased to offer this attached period flint cottage which has been extended to offer a tastefully presented living space in a quiet tranquil location close to the village centre and a short walk to the beach. The property has been designed to retain charm and character and would make an ideal family home or holiday let residence. The accommodation comprises of a superb cottage style kitchen/dining room, utility room, spacious sitting room, first floor landing serving three double bedrooms and a modern bathroom. Outside the property is approached by a large driveway providing ample parking and in to a private landscaped garden with summerhouse providing an ideal relaxing space to compliment this lovely home. The property also benefits from double glazed windows and gas central heating. An early viewing is strongly recommended.

### Kitchen/Dining Room 19'10" x 11'9" (6.06 x 3.60)

#### Kitchen Area

Extensively fitted with a solid medium oak fronted kitchen comprising wall and matching base units with light square edged work surfaces over, built in electric double oven, four ring ceramic hob and extractor hood over, one and a half bowl granite effect cast sink with mixer tap, recessed spot lights, breakfast bar seating, part double glazed pvc side entrance door, double glazed window overlooking the garden, slate finish flooring, door in to the utility and open access to:

#### Dining Area

Double glazed windows to the front and side aspects, part double glazed pvc side entrance door, slate finish flooring, radiator, wall mount tv point, double doors leading to:

### Sitting Room 20'8" x 12'0" (6.30 x 3.68)

Including the stair case to first floor and chimney breast with a marble backed fireplace and Adams style fire surround, wall light points, tv point, fitted carpet, double glazed window to front aspect, radiator.

### Utility Room 12'7" x 5'8" (3.85 x 1.74)

Fitted solid medium oak base units with work surface over and space and plumbing for a washing machine and dishwasher, single drainer stainless steel sink unit, wall mounted gas boiler, double glazed window to side aspect, part tiled walls, slate finish flooring.

#### First Floor Landing

Double glazed window to front aspect, built in storage cupboard, fitted carpet, doors leading off to:

### Bedroom 1 11'8" x 10'1" (3.58 x 3.08)

Including fitted wardrobe cupboards, double glazed window to front aspect, radiator, wood effect laminate flooring.







#### Bedroom 2

11'8" x 8'11" (3.58 x 2.73)

Double glazed window to front aspect, radiator, wood effect laminate flooring.

#### Bedroom 3

12'5" x 9'2" (3.79 x 2.80)

Including a bank of fitted wardrobe cupboards to one wall. Currently used as a study but originally was a double bedroom with two Velux double glazed sky lights, radiator, access to the loft space storage, fitted carpet.

#### Bathroom

12'6" x 5'6" (3.83 x 1.69)

Quality bathroom suite comprising curved panelled bath with mains fed shower fitting over, low level wc, vanity unit with inset wash basin, tiled walls, wood effect laminate flooring, ornate radiator, frosted double glazed window to side aspect.

#### Outside

The property is approached via a large stone driveway providing ample car parking and enclosed by low boundary walling. A gated access leads in to the superb landscaped garden which has been designed to provide a tranquil entertaining space with areas of paved terrace flanked by a lawn and established borders. There is also a delightful summerhouse positioned to enjoy the afternoon sunshine with a seating area immediately in front. Steps lead down to a block pavior terrace, ornamental pond and twin accesses in to the property. There is also a side concealed storage space and the added benefit of a storage shed and useful outside toilet. The garden is well screened and fully compliments this lovely cottage property.

#### 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, at the mini roundabout and turn right in to Tan Lane and continue to the bottom taking the last turning on the left in to Clay Road where the house can be found half way down on the left hand side.

Ref: Y12043/04/24/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

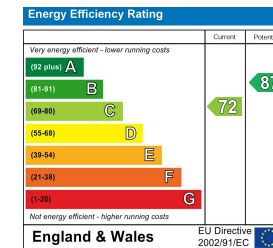
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## Area Map



## Energy Efficiency Graph



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