

KING STREET

Winterton-on-sea, Great Yarmouth NR29 4AT

Freehold | Energy Efficiency Rating : E

To arrange an accompanied viewing please pop in or call us on 01603 336116

FOR SALE PROPERTY



20:22

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STARKINGS & WATSON

- No Chain
- Delightful Detached Bungalow
- Fantastic Renovation Project
- Close to Winterton Beach
- Requiring Modernisation
- Lawned Rear Garden
- Two Spacious Double Bedrooms
- Highly Desirable Coastal Location

NO CHAIN. A fantastic opportunity to acquire a delightful detached bungalow REQUIRING COMPLETE MODERNISATION located in one of the East Coast's most sought after residential locations, and situated within close proximity to the amazing Winterton-On-Sea beach. The property provides incredible scope to remodelled/extend and currently offers accommodation comprising a hall entrance, sitting room with FEATURE OPEN FIREPLACE, two spacious double bedrooms, wet room with white suite and OPEN PLAN KITCHEN/DINING ROOM. The property also benefits from a private, tucked away location with lawned gardens, a wealth of original charm and character, oil fired central heating and double glazing where stated. The property could make a fantastic family home or indeed a HOLIDAY HOME with POTENTIAL to HOLIDAY LET.

LOCATION

Winterton-on-Sea is an ancient fishing village some 8 miles north of Great Yarmouth on the B1159. The village boasts a Post Office/Newsagent, a general store, primary school, a Fish & Chip shop serving a full range of products which are always freshly cooked to order, a 300 year old Public House and a Holiday centre with a restaurant/bar which is open to holidaymakers and

locals alike. The village is located next to the larger village of Hemsby, which also provides local doctors and dental surgeries.

DIRECTIONS

You may wish to use your Sat-Nav (NR29 4AT), but to help you...Leave Great Yarmouth via Lawn Avenue/Caister Road, and at the roundabout by the stadium turn left onto the Caister bypass, and continue straight over next roundabout and continue through villages of Scratby and Hemsby. Continue into the village of Winterton-on-sea along Hemsby Road, turning onto The Craft and continue into King Street, where the property can be found on the left hand side, clearly identified by our 'For Sale' board.

AGENTS NOTE

The property is of non-standard construction, and is understood to be of timber frame construction.

The property occupies a pleasant position and an established plot, entered via a wooden gate with fenced borders and a concrete pathway leading to the rear and side and also with access to the front door.

Entrance door to:

ENTRANCE HALL

Fitted carpet, radiator, loft access hatch, doors to:

SITTING ROOM

11' 11" x 11' 11" Max (3.63m x 3.63m) Feature fire place, fitted carpet, radiator, window to front, electric storage heater.



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DOUBLE BEDROOM

11' 11" x 11' 10" (3.63m x 3.61m) Fitted carpet, radiator, window to front.

KITCHEN/DINING ROOM

17' 10" x 11' 11" Max (5.44m x 3.63m) Fitted range of base level units with and inset stainless steel sink and drainer unit, tiled splash backs, space for electric or gas cooker, space for fridge/freezer, space for washing machine, vinyl flooring, radiator, window to side, window to rear, glazed door to side, telephone point, electric fuse box, space for dining table and chairs.

DOUBLE BEDROOM

10' 11" x 9' 11" Max (3.33m x 3.02m) Fitted carpet, radiator, window to side with a very pleasant outlook over the lawned side garden, built-in airing cupboard.

WET ROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, electric shower over wet room flooring, tiled splash backs, extractor fan, non-slip wet room flooring, radiator, obscure glazed window to rear.

OUTSIDE

The property benefits from a lawned garden to the side with hedge and brick wall borders and a concrete pathway providing pedestrian access around the full perimeter of the property, perfect for those buyers with aided walking or wheelchair access. In addition, there is an outside light, oil storage tank and a variety of maturing trees. The plot offers considerable potential for extension or redevelopment of the existing structure.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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Ground Floor
Approximate Floor Area
720 sq. ft.

Approx. Gross Internal Floor Area 720 sq. ft / 66.89 sq. m
(66.89 sq. m)

