

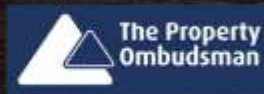
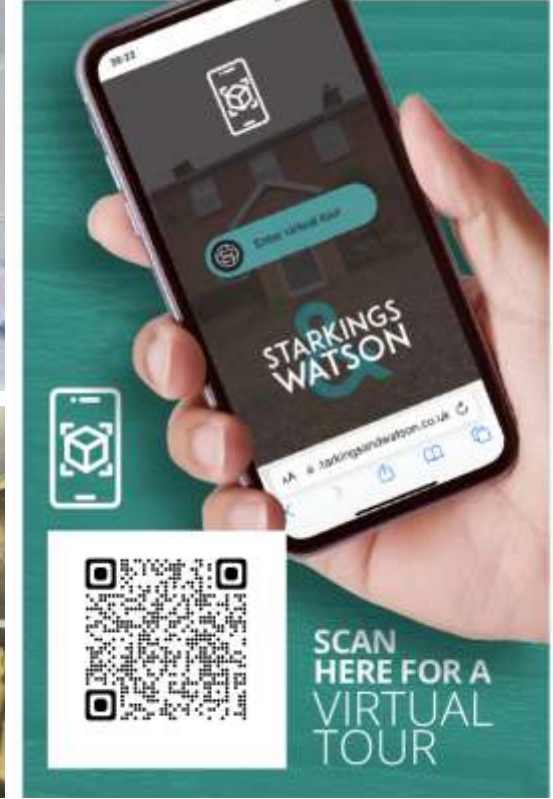
DODD CLOSE

Caister-on-sea, Great Yarmouth NR30 5PA

Freehold | Energy Efficiency Rating : C

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

FOR SALE PROPERTY



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STARKINGS & WATSON

- Mid-Terrace Home
- Walking Distance to Norfolk Coastline
- Conservatory Extension to Rear
- Open Plan Sitting/Dining Room
- Modern Fitted Kitchen
- Three Bedrooms
- Gardens to Front & Rear
- En Bloc Garage & Parking

IN SUMMARY

MOTIVATED VENDORS! The lovingly UPDATED and MODERNISED accommodation within this family home is perfectly sized for a FIRST TIME BUYER or INVESTMENT. The property is positioned in the sought after CAISTER-ON-SEA part of Norfolk's WONDERFUL COASTLINE and with amenities on the doorstep. Boasting generous living space including an OPEN PLAN SITTING/DINING ROOM with adjacent CONSERVATORY/PLAYROOM. Finally, to the ground floor a modern FITTED KITCHEN with space for appliances. The first floor is laid out with three bedrooms and a RE-FITTED FAMILY BATHROOM. The garden has room to entertain with gated access at the rear, there is a GARAGE and PARKING.

SETTING THE SCENE

After parking in the communal parking area near the en-bloc garage, the property is approached via a pedestrian footpath leading to the fenced and gated front garden - which is low maintenance and currently laid as block paving and with artificial lawn, outside water supply. and finished with flowerbed

borders. Access is provided to the brick built tool shed, separate storage room and the main property.

THE GRAND TOUR

Stepping through the composite entrance door you step into the kitchen, but your eyes are immediately drawn to the rear garden which is in view when looking through the sitting room. Given the ground floor rooms are open plan, the conservatory with uPVC double glazed windows spans across the rear where you can see the greenery of the rear lawn in the garden. Bringing your gaze back to the kitchen, you find a fitted range of wall and base level units with integrated cooking appliances, with space for a fridge freezer and white goods, with ample work surface provided for cooking and small electrical appliances. Stepping through to the open plan sitting/dining room which has been cleverly separated with furniture as a clear division between the dining area with space for a table, and the cosy sitting area for relaxing and putting your feet up. The conservatory is located just beyond the sitting area and enjoys the best view of the garden. Heading upstairs, three bedrooms are accessed off landing with a built-in storage cupboard over the stairs. There is a family bathroom which has been updated with floor to ceiling tiling, a three-piece suite which includes a bath over shower and a glazed screen.



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THE GREAT OUTDOORS

With a central lawn branching from the patio area located immediately outside the property, access is provided to the rear gate. Walking along the footpath there are lawned gardens to both sides and bark chipped flower beds with planted trees and shrubbery. As you reach the end of the gardens, there is a further raised patio which is currently home to a summer house and plastic storage unit - available by separate negotiation.

OUT & ABOUT

Caister-on-sea is a popular coastal village located approximately three miles north of Great Yarmouth. The centre of the village offers a variety of shops and local amenities including a Post Office. Local schooling including Primary and Secondary is located close by. Regular bus services operate between Great Yarmouth and Caister-on-sea which is also known for its sandy beach and Historic Castle.

FIND US

Postcode : NR30 5PA

What3Words : ///works.even.clever

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

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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 <p>HYBRID ESTATE AGENTS</p>	<p>Approximate total area⁽¹⁾</p> <p>898.62 ft² 83.48 m²</p> <p>Reduced bedroom</p> <p>12.16 ft² 1.13 m²</p>	<p>(1) Excluding balconies and terraces</p> <p> Reduced bedroom (below 1.5m/4.92ft)</p>	<p>GIRAFFE 360</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p>
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