

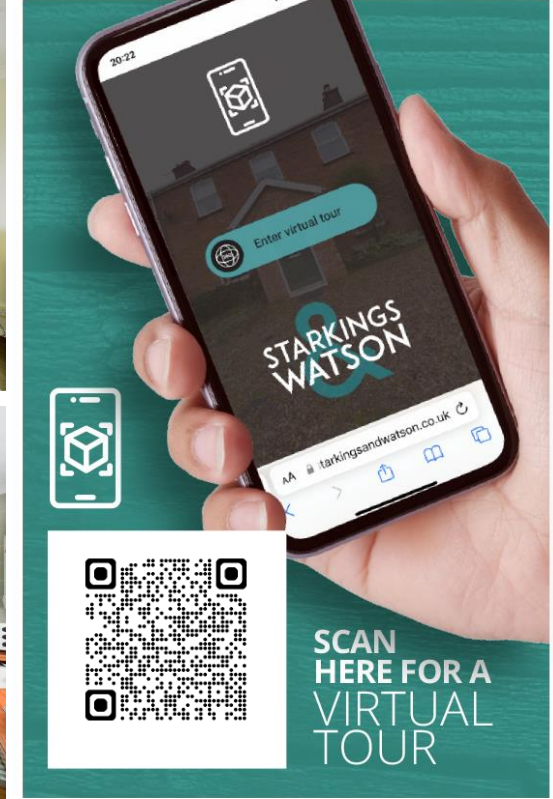
FORTIES CLOSE

# Caister-on-sea, Great Yarmouth NR30 5TU

Freehold | Energy Efficiency Rating : TBC

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

# FOR SALE PROPERTY



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# STARKINGS & WATSON

- Extended Detached Bungalow
- Cul-De-Sac Setting
- Over 1125 Sq. ft (stms)
- Low Maintenance Gardens
- Open Plan Living
- Three Double Bedrooms
- En Suite & Family Bathroom
- Double Garage & Driveway

### IN SUMMARY

EXTENDED over the years, this SPACIOUS DETACHED BUNGALOW enjoys a TUCKED AWAY PLOT, with LOW MAINTENANCE GARDENS, double garage for parking and a BUS STOP next door! With over 1125 Sq. ft (stms) of accommodation, the property enjoys a LARGE LIVING SPACE and a flexible layout. The HALL ENTRANCE leads to the W.C and storage, 21' SITTING ROOM, 9' OPEN PLAN DINING ROOM, and 12' fitted kitchen. An INNER HALL leads to the BEDROOMS - with THREE DOUBLE BEDROOMS in total - two with built-in WARDROBES. The main bedroom leads to a PRIVATE EN SUITE, with a further FAMILY BATHROOM adjacent. Outside, the GARDENS are finished with an artificial GRASS, along with a PATIO and SUMMER HOUSE.

### SETTING THE SCENE

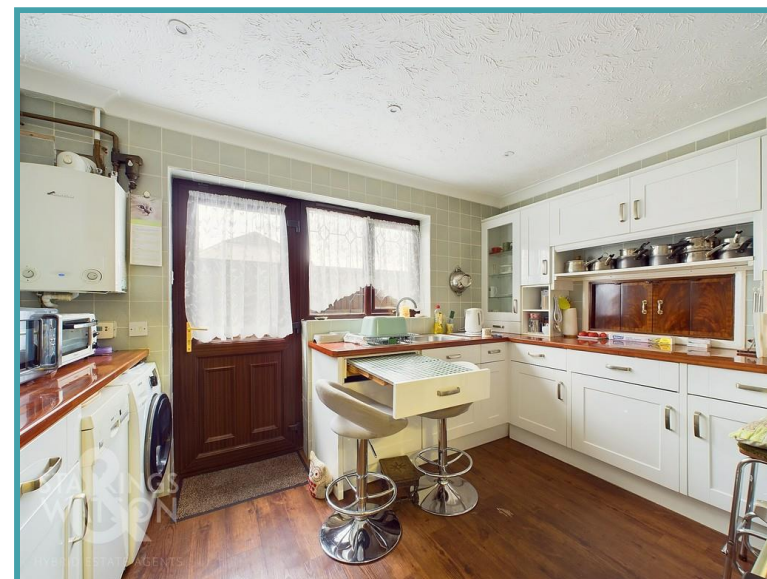
Tucked at the end of a cul-de-sac, low level hedging neatly encloses the artificial grass frontage, with an adjacent brick weave driveway offering double parking and access to the double garage. A timber gate leads to a path and entrance door.

### THE GRAND TOUR

Stepping inside, the hall entrance is a welcoming meet and greet space, complete with fitted carpet and useful storage. A door to one side leads to the W.C, complete with a two piece suite and tiled splash backs. Heading up the hall, full height windows and a door lead into the sitting room, an expansive room with a feature fire place and fitted carpet. Twin sets of French doors lead out onto the garden, with an open plan dining room with windows to rear. The kitchen is fully fitted with an array of wall and base level units, including space for a Range style gas cooker, and general white goods. A useful pull out breakfast bar is tucked away, with a wall mounted gas fired central heating boiler and door to the side. The bedroom accommodation leads off an inner hall with the loft access hatch above. The three bedrooms are all carpeted, with two including built-in wardrobes. The main bedroom leads to an en suite wet room, with built-in storage, and a shower area with Aqua board splash backs and a thermostatically controlled shower. The family bathroom offers a three piece suite, with a shower over the bath, storage under the sink and fully tiled walls.

### THE GREAT OUTDOORS

The rear garden is fully enclosed with timber panelled fencing and brick walling, whilst being finished with an artificial lawn. Flowerbed borders can be found to two sides, with a patio area which leads up the right hand boundary. A timber built summer house is built behind the garage, where a door leads into the double garage with electric roller doors to front,



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power and lighting. A timber side gate leads to Prince of Wales Road where a bus stop can be found for easy travel access.

#### 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 5TU

What3Words : ///cost.firmly.beyond

#### 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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GIRAFFE 360  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area<sup>m</sup>  
1125.24 ft<sup>2</sup>  
104.54 m<sup>2</sup>

HYBRID ESTATE AGENTS

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