



**Purslane Drive, Caister-On-Sea Great Yarmouth NR30 5BQ**

**welcome to**

**Purslane Drive, Caister-On-Sea Great Yarmouth**

**\*\*GUIDE PRICE £290,000 TO £310,000\*\*** Three bedroom detached bungalow that is ready to move into, perfect for those looking to downsize or need living on one level.



### **Front Exterior**

To the side of the property, a driveway provides secure off road parking in front of a single garage with up and over door

### **Entrance Hall**

A welcoming entrance hall, comprising off double glazed uPVC door to front aspect. Carpeted flooring, 2 x ceiling lights, coved ceiling, radiator, loft access and 2 built in storage cupboards

### **Lounge**

15' x 12' 4" ( 4.57m x 3.76m )

A spacious living area, with double glazed window to rear aspect. Carpeted flooring, coved ceiling, ceiling light, wall sockets, radiator, TV point, feature electric fireplace with marble mantle and heath. uPVC patio doors allowing access to rear garden

### **Kitchen/Diner**

15' 7" x 11' 8" ( 4.75m x 3.56m )

A modern, well-appointed kitchen/diner, with double glazed window to rear and uPVC single door allowing access to rear garden. A range of wall and base units, with complimentary wood effect worksurfaces over, 1.5 bowl composite sink and drainer with mixer taps, plumbing for washing machine, built in electric oven/hob and canopied stainless steel & glass extractor over, space for free standing American style fridge/freezer, inset ceiling spotlights, integrated dishwasher, tiled flooring, tiled splashback, and radiator

### **Master Bedroom**

15' 3" Max x 10' 8" ( 4.65m Max x 3.25m )

Double glazed window to front aspect. Carpeted flooring, ceiling light, radiator, wall sockets, built in wardrobes, coved ceiling and door to..

### **Ensuite Shower Room**

Double glazed opaque window to front aspect. W/C, wash hand basin, with tiled splashback, built in shower cubicle, with thermostatic shower attachment, vinyl flooring, coved ceiling, heated towel rail, radiator, and ceiling light

### **Bedroom Two**

12' 4" x 9' 4" ( 3.76m x 2.84m )

Double glazed window to rear aspect. Carpeted flooring, ceiling light, coved ceiling, wall sockets, radiator, and built in wardrobes

### **Bedroom Three**

11' 11" x 9' 4" ( 3.63m x 2.84m )

Double glazed window to front aspect. Carpeted flooring, ceiling light, wall sockets, coved ceiling and radiator

### **Family Bathroom**

Double glazed opaque window to rear aspect. Panelled bath, W/C, wash hand basin, partially tiled walls, vinyl flooring, ceiling light, coved ceiling and radiator

### **Rear Garden**

A beautifully presented landscaped garden, enclosed by a study timber and brick post boundary for added privacy. As you step inside you'll discover a lovely paved patio area, that serves a perfect spot for outdoor dining and relaxation. This patio seamlessly transitions to an artificial lawn, for easy maintenance. Moving further into the garden, there's a striking feature area adorned with coloured shingle, adorned with flower beds and planted with mature trees and shrubs. Additionally, the garden also features outside power and lighting and cold water tap. With gated access leading you to the front of the property

### **Agents Note**

Annual charge £130 for maintenance and grass cutting



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## Purslane Drive, Caister-On-Sea Great Yarmouth

- Three Bedroom Detached Bungalow
- Quiet Cull-De-Sac Location
- Enviably Village Location
- Double Glazing & Gas Central Heating
- Master with En-Suite Shower Room

Tenure: Freehold EPC Rating: Exempt

Council Tax Band: C

guide price

**£290,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GTY109364 - 0025

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william h brown



**01493 331144**



[greatyarmouth@williamhbrown.co.uk](mailto:greatyarmouth@williamhbrown.co.uk)



3 Hall Quay, Great Yarmouth, Norfolk, NR30 1HX



[williamhbrown.co.uk](http://williamhbrown.co.uk)