



## The Lane, Winterton-on-sea, Great Yarmouth

Guide Price £390,000 - £410,000 Freehold

Energy Efficiency Rating : D

- ✓ No Chain!
- ✓ Detached Family or Holiday Home
- ✓ Renovated & Modernised
- ✓ 26' Open Plan Sitting Room & Kitchen
- ✓ Four Bedrooms
- ✓ Re-fitted Shower & Bathroom
- ✓ Parking & Single Garage
- ✓ 5 Minute Walk to Beach

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116





Guide Price £390,000 - £410,000. NO CHAIN! Having been UPDATED and MODERNISED, this WELL PRESENTED home is located within a FIVE MINUTE WALK to the BEACH! An ideal FAMILY HOME or HOLIDAY HOME, the property offers a CONTEMPORARY FINISH including attractive BLACK PART GLAZED INTERNAL DOORS, an OPEN PLAN ground floor layout, and two NEWLY INSTALLED BATH and SHOWER ROOMS with ATTRACTIVE TILING. Having been RE-PLASTERED, RE-WIRED, new first floor WINDOWS, and a NEW CENTRAL HEATING SYSTEM installed, the property is ready to move in! Ample PARKING can be found to front with an enclosed garden and integral SINGLE GARAGE. The HALL ENTRANCE offers storage, and leads to the 26' SITTING ROOM with feature fire place, and open plan KITCHEN. Doors lead to the CONSERVATORY, utility room and CLOAKROOM. The first floor offers FOUR BEDROOMS, shower room and family bathroom. To the rear, the GARDEN is laid to lawn and is finished with a DECKED SEATING AREA.

#### 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 holiday makers & 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 4BN), 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. Proceed along Bulmer Lane following the road and turning right onto The Craft. Turn left onto The Lane, where the property can be found on the left hand side, indicated by our for sale board.

With a hard standing driveway to front, off road parking is provided for two vehicles with access leading to the integral single garage. A timber picket fence and access gate leads to the front lawned garden with mature planting and trees, with access to the main entrance door and side utility room.

uPVC obscure double glazed entrance door to:

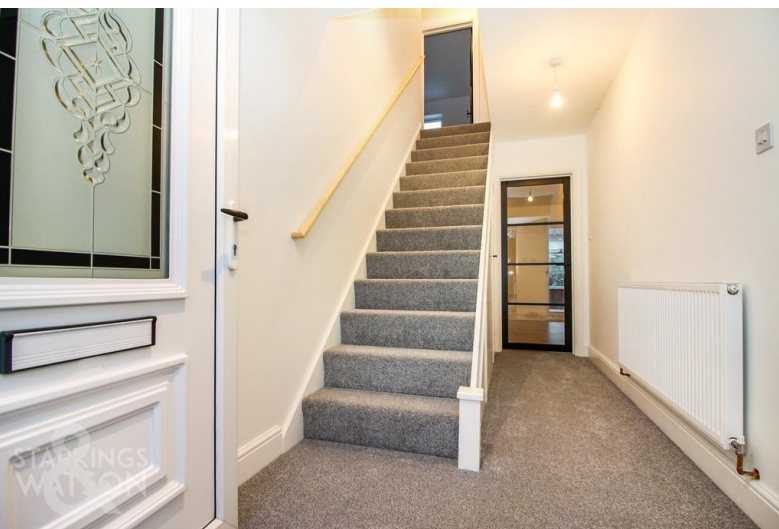
#### ENTRANCE HALL

Newly fitted carpet, radiator, telephone point, stairs to first floor landing with storage cupboard under, smooth ceiling, door to:

#### SITTING ROOM

26' 7" x 12' 1" Max. (8.1m x 3.68m) Feature open fireplace with tiled hearth and timber mantelpiece, wood effect flooring, radiator and secondary vertical radiator, television point, wall lighting, uPVC double glazed sliding patio doors x2 to conservatory, smooth ceiling, open plan to:







### **KITCHEN/DINING ROOM**

10' 8" x 10' 6" (3.25m x 3.2m) Offering an open plan layout with a fitted range of wall and base level units with complementary rolled edge work surfaces, and inset one and a half bowl sink and drainer unit with mixer spray tap, tiled splash backs, inset electric ceramic hob with extractor fan, built-in eye level electric double oven, tiled effect flooring, integrated fridge, space for freezer, uPVC double glazed window to front, smooth ceiling, door to:

### **UTILITY ROOM**

8' 11" x 7' 8" Max. (2.72m x 2.34m) Complementary rolled edge work surface with space for washing machine and tumble dryer, wood effect tiled flooring, newly installed floor standing oil fired central heating boiler, obscure double glazed door to front and rear, smooth ceiling, door to:

### **CLOAKROOM**

Two piece suite comprising low level W.C, wall mounted hand wash basin, tiled splash backs, continued wood effect tiled flooring, radiator.

### **CONSERVATORY**

17' 4" x 10' 8" (5.28m x 3.25m) Of brick and uPVC construction with uPVC double glazed windows to side and rear offering garden views, uPVC double glazed French doors to rear garden, radiator, wall lighting.

### **STAIRS TO FIRST FLOOR LANDING**

Newly fitted carpet, radiator, smooth ceiling with loft access hatch, thermostat heating control, doors to:

### **BEDROOM**

10' 6" x 8' 10" (3.2m x 2.69m) Newly fitted carpet, radiator, uPVC double glazed window to front, smooth ceiling.

### **DOUBLE BEDROOM**

12' 11" x 11' 11" Max. (3.94m x 3.63m) Newly fitted carpet, radiator, uPVC double glazed window to rear, smooth ceiling.

### **DOUBLE BEDROOM**

14' 4" x 9' 6" Max. (4.37m x 2.9m) Newly fitted carpet, radiator, uPVC double glazed window to rear x2, range of built-in wardrobes and airing cupboard housing hot water tank with hanging rails and shelving, smooth ceiling.

### **BEDROOM**

10' 6" x 10' 4" Max. (3.2m x 3.15m) Fitted carpet, radiator, uPVC double glazed window to front, built-in cabin style bed with storage cupboard under, smooth ceiling.

### **SHOWER ROOM**

Newly fitted white three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, shower cubicle with thermostatically controlled shower, tiled splash backs and flooring, heated towel rail, wall mounted vanity mirror with lighting and shaver point, smooth ceiling with recessed spot lighting and extractor fan.









### **FAMILY BATHROOM**

Newly fitted white three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, shaped panelled bath with mixer tap, thermostatically controlled shower and glazed shower screen, tiled walls and flooring, heated towel rail, uPVC obscure double glazed window to front, smooth ceiling with recessed spotlighting and extractor fan.

### **OUTSIDE REAR**

With the conservatory French doors opening to the main lawned garden, a hard standing footpath extends to a raised timber decked seating area providing the perfect space for entertaining and al-fresco dining. The garden offers a wealth of mature planting whilst being fully enclosed with timber panelled fencing and offering a wildlife and ornamental pond to one side. The garden benefits from an outside water supply to both the front and rear of the property, with gated access to one side which allows access to the oil tank. The garden offers a bright and sunny aspect with various seating areas and access to the adjacent utility room.



### **GARAGE**

19' 2" x 8' 4" (5.84m x 2.54m) Up and over door to front, storage above, electric fuse box, power and lighting.

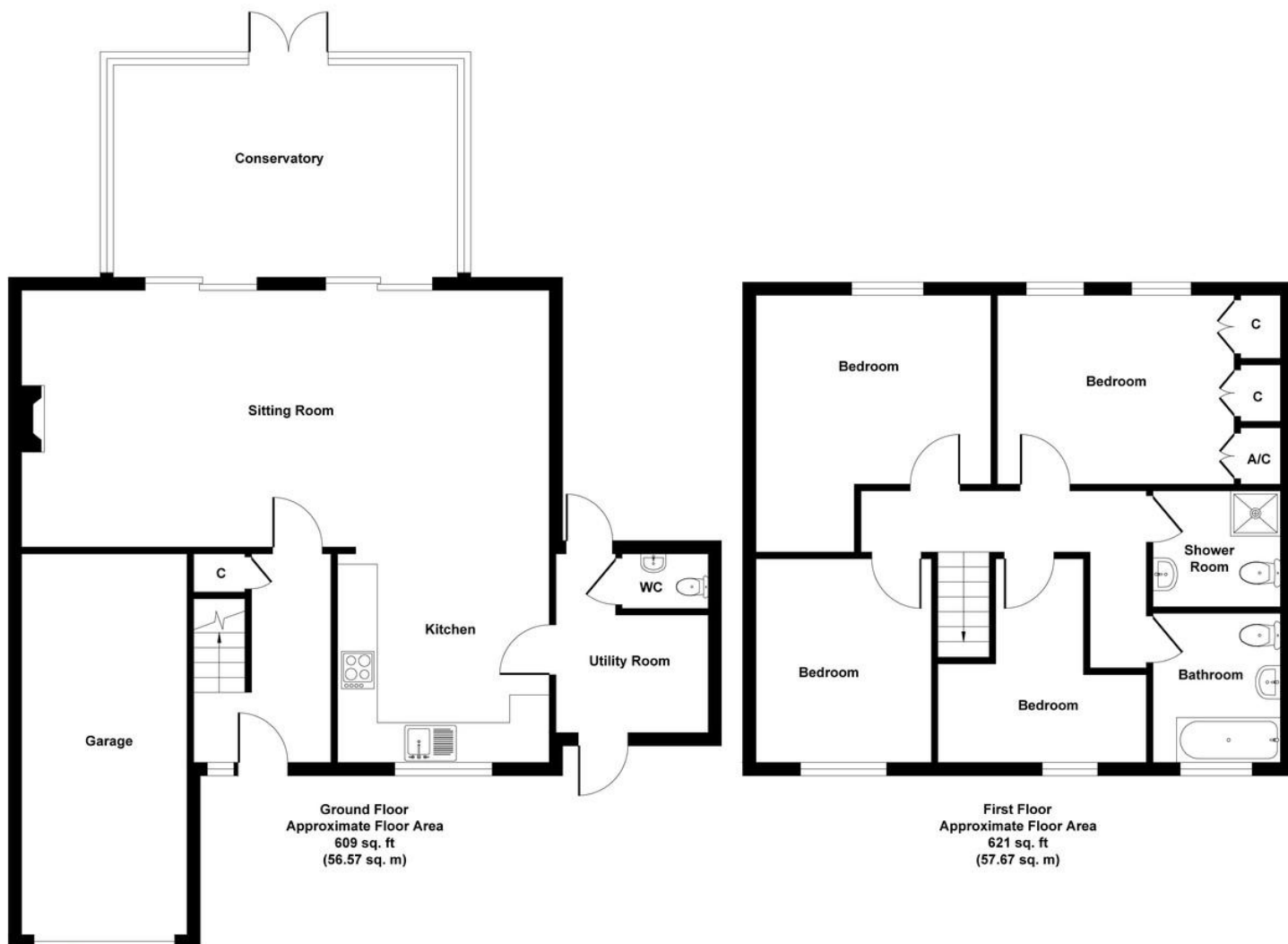
### **AGENTS NOTE**

Planning permission exists for a ground floor extension to the front of the property.









**Approx. Gross Internal Floor Area 1230 sq. ft / 114.27 sq. m**



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

**Centralised Hub:**

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