

Tenure: Freehold  
 Council Tax Band: C  
 EPC Rating: B TBC  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**£260,000**  
 Asking Price



**St Nicholas Drive**  
 Caister-On-Sea, NR30 5QS

- Detached bungalow
- Spacious sitting room
- Optional 4 bedrooms or multiple reception rooms
- Off road parking for multiple vehicles
- Detached brick built garage
- In a sought after location in Caister, close to local amenities & shops
- Gas central heating & double glazing throughout
- Modern shower room with walk-in shower
- Chain free
- South west facing rear garden



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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

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### Location

This highly sought-after village is located on the east coast of Norfolk with its very own beautiful sandy beach. Amenities include restaurants/pubs, golf course, supermarkets, church, cafés, village store, post office and dentist & doctors' surgery. A additional wider selection of facilities is available in the market town of Great Yarmouth (located approx. 10 min drive), which also has a main line railway station providing a useful commuter link to Norwich (approx. 35 min drive) and onward to London Liverpool Street.

### Kitchen

4.22 x 2.31  
UPVC entrance door to the side aspect, x2 UPVC double glazed windows to the front & side aspect, laminate tile flooring, down lights, airing cupboard (housing the gas boiler), units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, integrated dishwasher, space for a fridge freezer & large oven and a door opens into the sitting room.

### Sitting Room

5.81 x 3.64  
Fitted carpet, x2 UPVC double glazed windows to the front & side aspect, radiator, down lights and a door opens into the hallway.

### Hallway

Fitted carpet, loft access, down light, doors opening to bedrooms 1-3 & the shower room.

### Bedroom 1

2.93 x 2.56  
Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.

### Bedroom 2

Fitted carpet, UPVC double glazed window to the side aspect and a radiator.

### Shower Room

2.00 x 1.93  
Tiled flooring & walls, UPVC double glazed obscure window the the side aspect, heated towel rail, down lights, extractor fan, suite comprises a toilet, a wash basin set into a vanity unit with a mixer tap, a walk-in mains-fed shower and a glass shower screen.



### Dining Room/ Bedroom 4

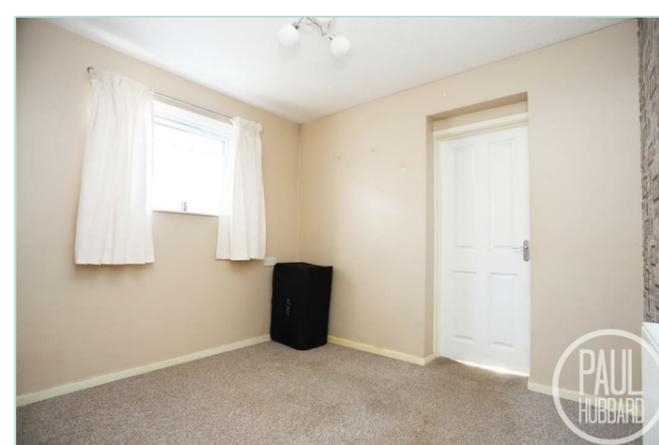
3.01 x 2.56  
Currently utilised as a reception space but could easily be used as a bedroom by adding a door from the hallway. Features fitted carpet, UPVC double glazed window to the side aspect, radiator and a door opening into bedroom 2/ home office.

### Home Office/ Bedroom 3

3.33 max x 2.97 max  
Fitted carpet, UPVC double glazed window to the rear aspect, radiator and doors opening into the WC & another out to the rear garden.

### WC

Fitted carpet, UPVC double glazed obscure window to the side aspect and a toilet.



### Outside

A brickweave driveway provides off-road parking for multiple vehicles and leads up to a garage with an up-and-over door. The main entrance door is located at the side, with gated access to the rear garden.

The south-west facing rear garden features a raised decking area covered with artificial lawn, a patio space, shingle areas, an outdoor tap, and a greenhouse. It is fully enclosed by a panel fence surround, offering privacy and security.

Solar Pannels.

### Financial Services

If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.

