

£200,000  
Asking Price



## Windsor Road

Great Yarmouth, NR30 5LS

- Spacious end terrace home
- Off road parking for multiple vehicles
- Garage
- Chain free
- Spacious kitchen/ diner
- Sitting room with adjoining in conservatory
- 3 separate bedrooms
- South west facing rear garden
- Close to local amenities, shops & schools
- Great transport links locally





### Location

This highly sought-after village is located on the east coast of Norfolk and boasts its own beautiful sandy beach. Amenities include a range of restaurants and pubs, a golf course, supermarkets, church, cafés, village store, post office, as well as a dentist and doctors' surgery. The property itself is conveniently situated along the same road as Caister Academy, making it particularly appealing for families seeking easy access to local schooling. A wider selection of facilities can be found in the nearby market town of Great Yarmouth (approximately a 10-minute drive), which also benefits from a main line railway station providing a useful commuter link to Norwich (around 35 minutes by car) and onward connections to London Liverpool Street.



### Entrance Hall

Fitted carpet, stairs to the first floor landing and doors opening to the sitting room & kitchen/ diner.

### Sitting Room

5.15 x 3.10

Fitted carpet, UPVC double glazed window to the front aspect, fireplace, storage unit and sliding doors open into the conservatory.

### Conservatory

2.74 x 2.66

Tile flooring, dual aspect UPVC double glazed windows, sockets and a sliding door opens to the rear garden.



### Kitchen/ Diner

5.14 x 3.15

Fitted carpet & tile flooring, dual aspect UPVC double glazed windows, radiator, Baxi Brazilia gas fired wall heater, units above & below, laminate work surfaces, tile splash backs, central island with additional storage & a laminate work surface, inset stainless steel sink & drainer with mixer tap, built-in oven, gas hob & extractor hoods, space for a fridge & washing machine and a door opens into the rear lobby.

### Rear Lobby

Tile flooring, timber frame obscure window to the side aspect, space for an additional appliance or storage, doors opening to the cloakroom, a large under-stair storage cupboard and a UPVC door out to the exterior.



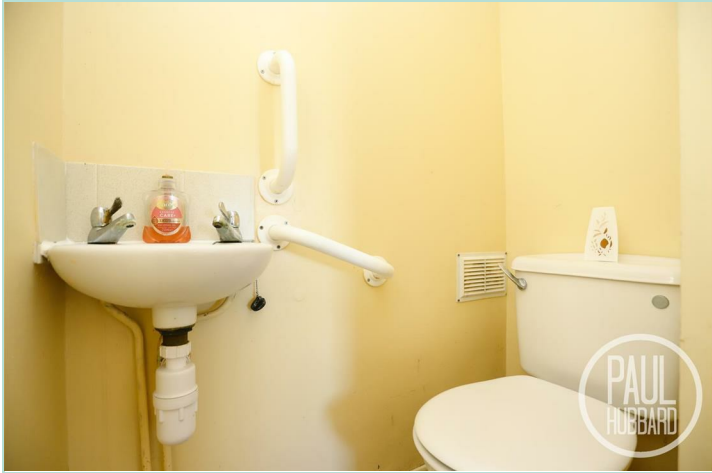
### Cloakroom

1.27 x 0.70

Tile flooring, toilet, wall-mounted wash basin with hot & cold taps and tile splash backs.

### Stairs leading to the First Floor Landing

Fitted carpet, UPVC double glazed window to the rear aspect and doors opening to the bedrooms, wet room, WC and airing cupboard.



### Bedroom 1

3.40 x 3.17

Fitted carpet, UPVC double glazed window to the front aspect, radiator and a built-in wardrobe.

### Wet Room

2.04 max x 1.65 max

Vinyl flooring, UPVC double glazed obscure window to the rear aspect, radiator, tiled walls, extractor fan, pedestal wash basin with hot & cold taps and an electric shower with a handheld attachment.

### WC

1.49 x 0.72

Vinyl flooring, UPVC double glazed obscure window to the rear aspect and a toilet.



### Bedroom 2

3.41 max x 3.72 max

Fitted carpet, UPVC double glazed window to the front aspect, radiator, a built-in wardrobe plus separate fitted wardrobes with sliding doors.

### Bedroom 3

2.50 x 2.45

Fitted carpet, UPVC double glazed window to the rear aspect, radiator and a built-in wardrobe.



### Outside

Wrought iron double gates open to a concrete & brick weave driveway providing off-road parking for multiple vehicles. The front garden is mainly laid to lawn with well-stocked borders, and an accessible sloped pathway leads up to the main entrance door. Additional features include outdoor lighting, and vehicular access continues down the side of the property to the rear.

The property enjoys a generous south-west facing rear garden. A further brick weave driveway leads to a detached garage and provides additional parking if required. The garden offers multiple lawned areas bordered by shingle, plants and shrubs, along with a patio seating area and a greenhouse. Further benefits include an outdoor tap and a total of three timber storage sheds.

### Garage

4.72 x 2.15

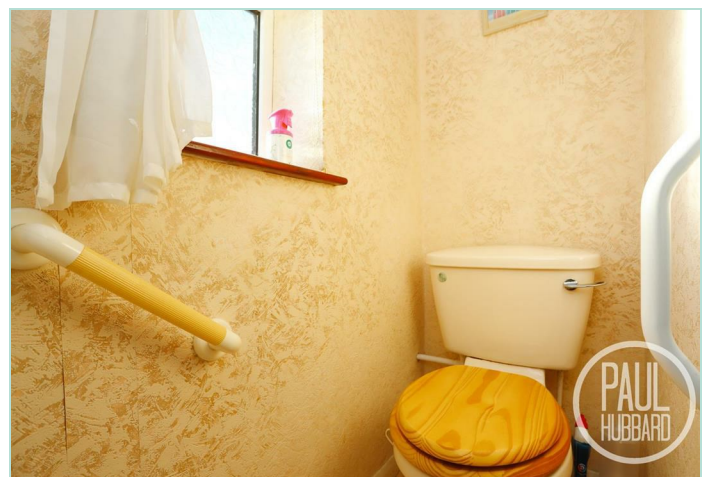
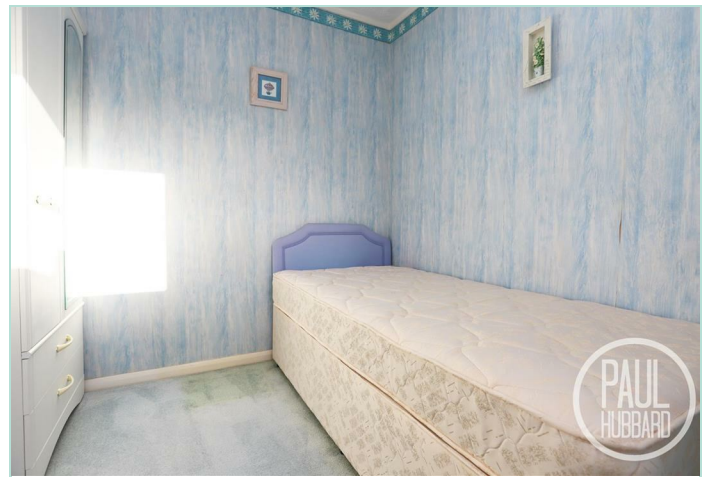
A detached garage providing an ideal space for parking or storage, featuring an up-and-over door to the front.

### 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.







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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	75
(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	

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of blocks, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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