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Fairisle Drive

Great Yarmouth, NR30 5UQ

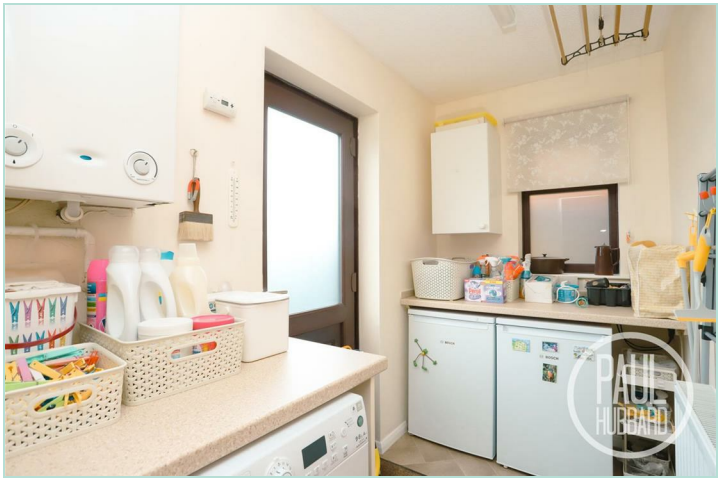
- Well presented detached bungalow
- Integral garage
- Off road parking for multiple vehicles
- Three seperate bedrooms
- Modern kitchen with integrated appliances and separate utility room
- Spacious lounge/diner with feature stone fireplace.
- Wet room style shower room with additional cloakroom
- Tucked away at the end of a popular cul-de-sac
- Opportunity to put your own stamp on it
- Close to local shops schools and amenities

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Location - Caister

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.

Entrance hall

UPVC door opens into the entrance hall with fitted carpet, radiator, storage cupboard and doors leading to the cloakroom, kitchen, lounge/diner and the second hallway.

Cloakroom

2.14 x 0.70

Obscure UPVC double glazed window to the front aspect, fitted carpet, tiled walls, radiator, wash basin inset to a vanity unit with mixer tap and a toilet.

Kitchen

4.45 x 2.60

UPVC double glazed window to the rear aspect, vinyl flooring, radiator, units above and below with inset composite sink and drainer with mixer tap, double oven, hob and extractor hood, fridge, dishwasher, breakfast bar and a door leading to the utility.

Utility

2.26 x 1.46

Obscure UPVC double glazed window to the side aspect and door to the rear aspect, vinyl flooring, radiator, built in work surfaces with spaces for washer/dryer, freezer and more. The utility also houses the boiler.

Lounge/diner

5.74 x 4.48 max

UPVC double glazed window to the rear aspect, fitted carpet, 2x radiators, a stone built corner feature fireplace and sliding doors leading to the conservatory.

Conservatory

2.77 x 2.49

UPVC double glazed windows and French doors open to the rear aspect with tiled flooring.

Hallway

Fitted carpet, airing cupboard housing the water tank and doors leading to bedrooms and shower room.









Shower room

2.21 x 1.78

Obscure UPVC double glazed window to the side aspect, wet room style shower room with toilet, electric shower heated towel rail and a wall mounted wash basin.

Bedroom 1

4.19 x 2.77 max

UPVC double glazed window to the front aspect, fitted carpet, radiator and built in wardrobe space.

Bedroom 2

3.41 x 3.17 max

UPVC double glazed window to the front aspect, fitted carpet and a radiator.

Bedroom 3

2.40 x 2.13

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

Outside

Front

To the front of the property is a concrete and paved driveway providing off-road parking for multiple vehicles. Paved pathways lead along either side of the property, providing access to the rear garden, with well-stocked borders featuring a variety of mature plants, shrubs and trees. A further concrete pathway leads to the storm porch and main entrance door. Additional features include outside lighting and security cameras.

Rear

The easterly-facing rear garden features a paved patio area extending along the rear of the property, with a pergola providing a covered seating area. Gated access to both sides of the property leads through to the front. Beyond the patio is an area of artificial lawn, with a summer house and garden shed positioned to one corner. Well-established borders containing a variety of mature plants, shrubs and trees add interest to the garden, which is fully enclosed by timber panel fencing. Further benefits include outside lighting and two outside taps.

Garage

Could not gain access to the garage at this tme.

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


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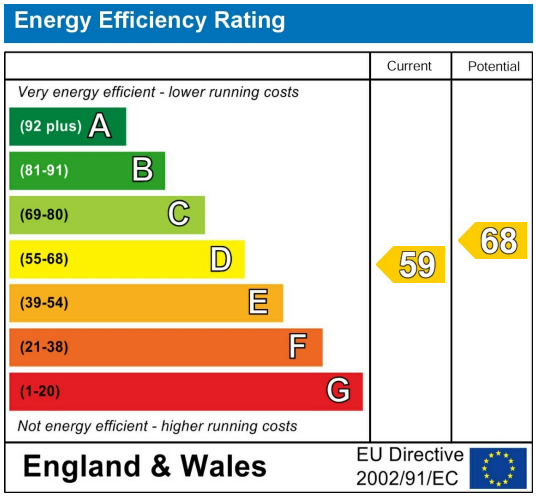








Tenure: Freehold
Council Tax Band: D
EPC Rating: D
Local Authority: Great Yarmouth Council





TOTAL FLOOR AREA : 1111 sq.ft. (103.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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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