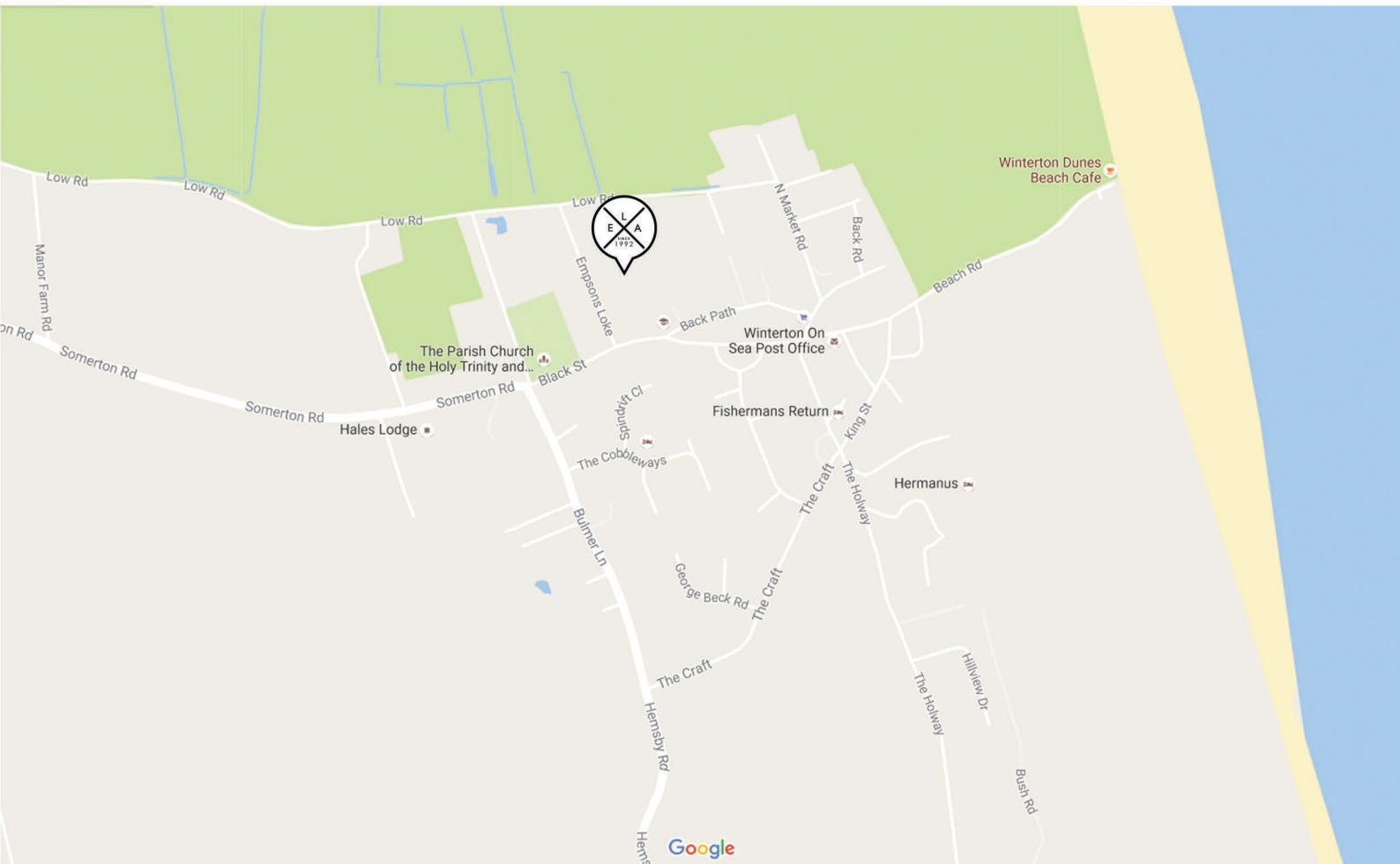




25 EMPSONS LOKE
WINTERTON-ON-SEA
NORFOLK
NR29 4AR

£265,000 Freehold

Location:



At a glance:

Approximate Floor Area: 1,173 sq ft (109.0 sq m)

Energy Rating: C 77

Heating: Air Source Heat Pump to Under Floor Heating & Radiators

Local Authority: Great Yarmouth Borough Council

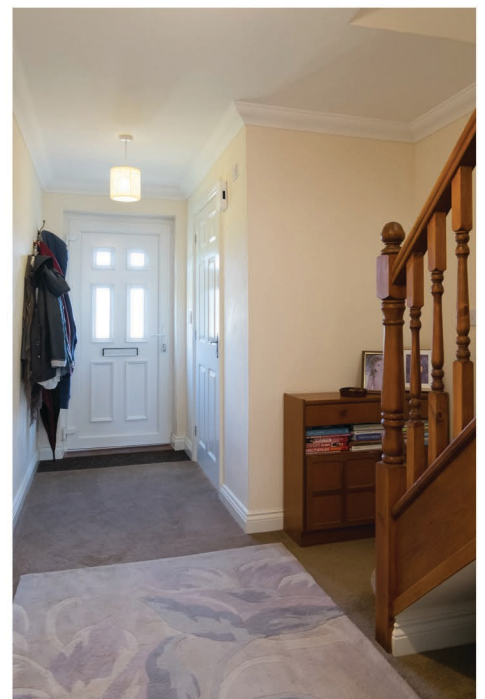
Council Tax Band: D (£1,525)



A modern detached four bedroom family home situated to a small private development in the popular coastal village of Winterton-On-Sea, with paddock views and both open countryside and the beach within a short walk.

This modern house has an efficient build with central heating provided via air source heat pump to underfloor heating and radiators.

Early viewing is recommended.



A

CCOMMODATION

ENTRANCE HALL

uPVC entrance door, fitted carpets, underfloor heating, stairs to first floor, understairs storage area, telephone point, alarm panel, room thermostat & smoke detector.

CLOAKROOM

White suite with low level WC, hand washbasin, window to side.

LIVING ROOM

18'2 x 11'4 (5.55m x 3.47m) Fitted carpets, underfloor heating, room thermostat, TV points, uPVC window to front aspect, coved ceiling, double doors to dining room.

DINING ROOM

11'5 x 9'9 (3.49m x 2.98m) Fitted carpets, underfloor heating, room thermostat, uPVC doors to rear garden, coved ceiling, door to kitchen.

KITCHEN

11'5 x 9'4 (3.49 x 2.85) Fitted kitchen with a comprehensive range of wall and base cabinets, laminate work surfaces, one and a half bowl stainless steel sink unit, soft-close drawers and cupboards, tile effect vinyl flooring, double Neff oven with electric hob, integrated extraction hood over, tiled splash backs and recess for fridge. uPVC window with aspect over rear gardens, coved ceiling, and uPVC side door to driveway & garage. Larder style cupboard housing electricity board and manifold for the underfloor heating system.

LANDING

uPVC window to side aspect, radiator, double airing cupboard with Megaflo tank, shelving and immersion, smoke detector, and thermostat.

MASTER BEDROOM

11'11 x 11'4 (3.48m x 3.46m) Fitted carpets, radiator, TV & telephone points, uPVC window to front aspect.

EN-SUITE

Pedestal washbasin, WC, shaver point, shower cubicle with Mira shower unit, extractor fan, privacy glazed side window, heated towel rail/radiator, and tile effect vinyl flooring.

BEDROOM

11'5 x 8'2 (3.49m x 2.50m) uPVC Window to rear aspect, fitted carpets, radiator, coved ceiling, and TV point.

BEDROOM

8'2 x 7'8 (2.50m x 2.35m) uPVC Window to rear aspect, fitted carpets, radiator, coved ceiling, and TV point.

BEDROOM

9'6 x 7'9 (2.90m x 2.38m) uPVC Window to front aspect, fitted carpets, radiator, coved ceiling, and TV point.

BATHROOM

White suite comprising panel bath, pedestal washbasin, part tiled walls, low level WC, shaver point, extractor fan, tile effect vinyl flooring, privacy glazed window to side aspect, and heated towel rail/radiator.

OUTSIDE

Driveway with ample off road parking, turfed front garden with established landscaped borders, block paved foot path to front entrance, and side gate to rear. Enclosed back garden with fenced boundary, large paved patio area with a southerly aspect, turfed garden with planted borders, air-source heat pump for central heating situated to the rear of the garage, external water tap.

GARAGE

Single garage with up and over door, power and lights, personal door to garden.

SERVICES

Mains water, electricity and drainage are understood to be connected (subject to confirmation from the statutory authorities).

Larkes Estate Agents have not carried out tests of the services or appliances and interested parties should arrange their own tests to ensure these are in working order.



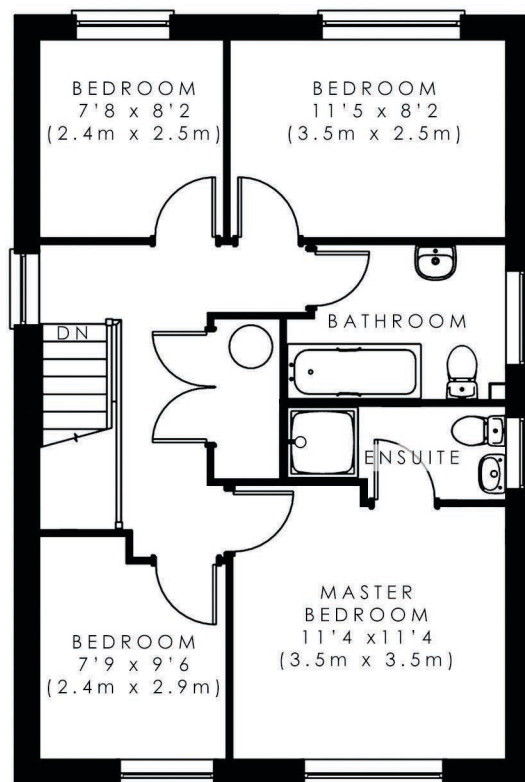
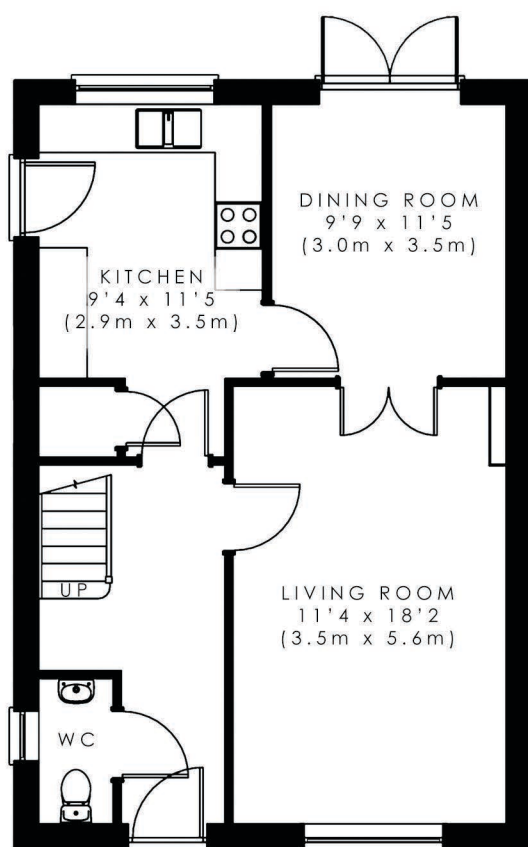
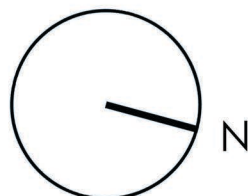
SITE PLAN



FLOOR PLAN

EMPSONS LOKE

WINTERTON-ON-SEA
NR29 4AR



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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