



Coxswain Read Way, Caister-On-Sea - NR30 5AW



Coxswain Read Way

Caister-On-Sea, Great Yarmouth

Tucked away at the edge of this POPULAR CUL-DE-SAC is an EXTENDED and REMODELLED DETACHED FAMILY HOME offering a little over 1300 Sq. Ft of accommodation (stms) with OFF ROAD PARKING found at the very front. Stepping beyond the MANICURED FRONT GARDEN the ground floor has been altered to create a free flowing OPEN PLAN living area comprising a BAY FRONTED dining room leading into the UTILITY and KITCHEN beyond with the main living space offering a large SITTING ROOM, SNUG and GARDEN ROOM with tall vaulted ceiling and BI-FOLDING DOORS with WC at the bottom of the stairs. A total of FOUR BEDROOMS can be found all of which having direct use of the FAMILY BATHROOM alongside an EN-SUITE to the main bedroom. The rear garden too is offered in stunning order with a VIBRANT and COLOURFUL area being presented by the current owners and also includes an EXTERNAL HOME OFFICE.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Detached Family Home
- Over 1300 sq. Ft Of Living Space (stms)
- Extended Free-Flowing Ground Floor Accommodation
- Four Reception Rooms
- Four Bedrooms
- Family Bathroom, En-Suite & WC
- Manicured Front & Rear Gardens With External Home Office
- Off Road Parking In A Quiet Cul-De-Sac

The property is located in the coastal village of Caister-on-sea, with a selection of shops, golf course and fitness centre. Caister is close to the coastal resort of Great Yarmouth that is situated on the East Coast of Norfolk. The town is located with excellent transport links around the county and into Norwich by both road and rail. The town offers a variety of amenities including schooling, medical services and shopping both in and out of town.

SETTING THE SCENE

The property can be found in a quiet cul-de-sac section where a low level brick wall gives way to an incredibly attractive and colourful lawn with multiple well maintained hedges to the side leaving room for ample parking with side access gate to the garden and front door.



THE GRAND TOUR

Stepping inside you are first met with the entrance complete with tile flooring giving way to stairs for the first floor and two piece WC with a fully tiled surround and frosted glass window to the front. Heading to your left you will find yourself in the brilliantly free flowing and open plan main living area formed of a sitting room snug and garden room stretching from the front to the rear of the home. The sitting room itself is laid with wooden effect flooring and occupies a dual facing aspect allowing natural light to fill the room where a choice of layout of soft furnishings can be had. The snug sitting room sits just beyond ideal for those with busy families with access directly into the kitchen making an ideal potential play area or dining room. The very rear is occupied by an extended garden room with vaulted ceilings and a triple aspect allowing the room to be flooded with natural light and meaning that the outside can seamlessly blend with the external living area. Through from the snug is the kitchen, updated by the current owners to offer a wide array of wall and base mounted storage units set around wooden work surfaces with the added benefit of a large pantry style cupboard. Just beyond the kitchen is a converted space formed of the utility room and dining room. The utility offers an extension of the kitchen cupboard to give further storage with plumbing for a washing machine, tumble dryer and space for an American style fridge/freezer. The very front of the home is occupied by a bay fronted dining room, versatile in its potential use as a home office, play room or family sitting room also looping back around to the stairs and entrance lobby.

The first floor landing splits to allow access to all four bedrooms, built in cupboard off the landing and three piece family bathroom suite with a fully tiled surround, vanity storage and heated towel rail. The larger of the bedrooms comes to the front of the home initially offering a double built in wardrobe space before taking you directly into the bedroom with ample room for a double bed and soft furnishings.

The space also benefits from the addition of an en-suite shower room complete with walk in shower unit. The second room comes to the front of the home also with space for a double bed and additional storage solutions whilst the two smaller rooms sit to the rear of the home. Just behind the main bedroom is the third bedroom, while this currently houses a single bed it could accommodate a double whilst the adjacent side of the home is occupied by the smaller of the four bedrooms currently used as a crafting space, this would make the ideal nursery or single bedroom.

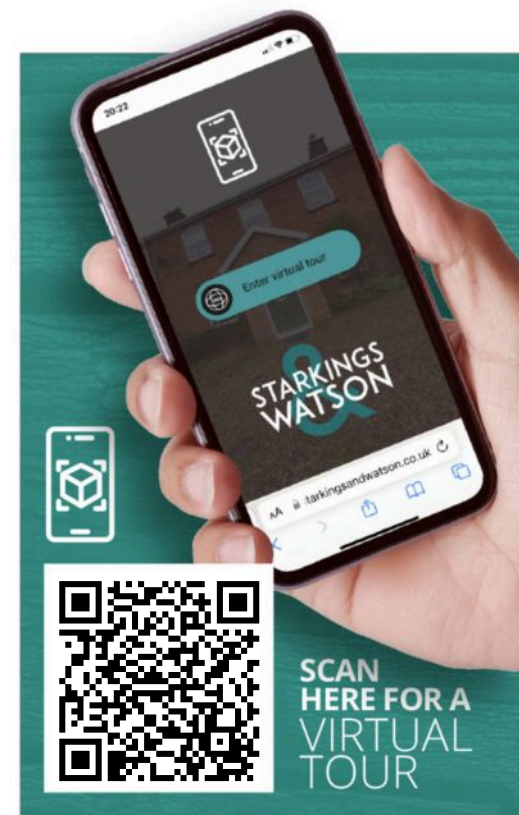
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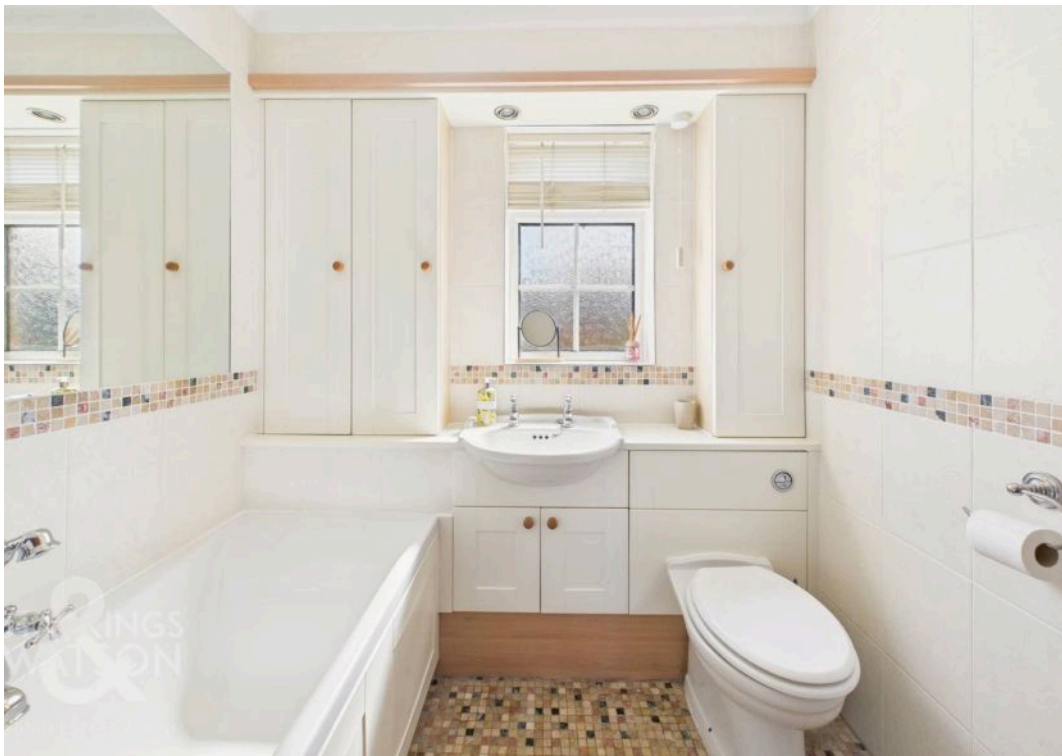
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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



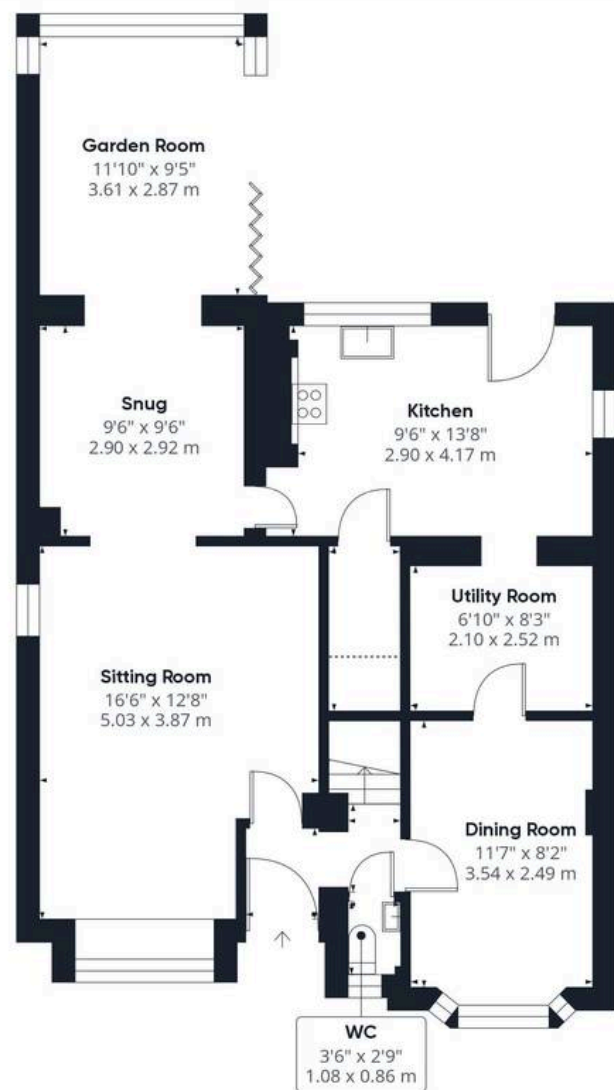




THE GREAT OUTDOORS

Similarly to the front, the rear garden is offered in an attractively colourful condition being incredibly well maintained by the current owners housing mature shrubs and trees with colourful planting borders. A brick weave patio initially greets you before giving way to a lawn garden space where there are 2 sheds and 1 potting shed. The very rear of the garden is occupied by a bespoke built garden room currently functioning as a home office space with full insulation and its own power supply.





Ground Floor Building 1



Ground Floor Building 2



Floor 1 Building 1

Approximate total area⁽¹⁾

1393.49 ft²
129.46 m²

Reduced headroom

6.35 ft²
0.59 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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