

## 19 Martin De Rye Way, Caister-On-Sea - NR30 5AN

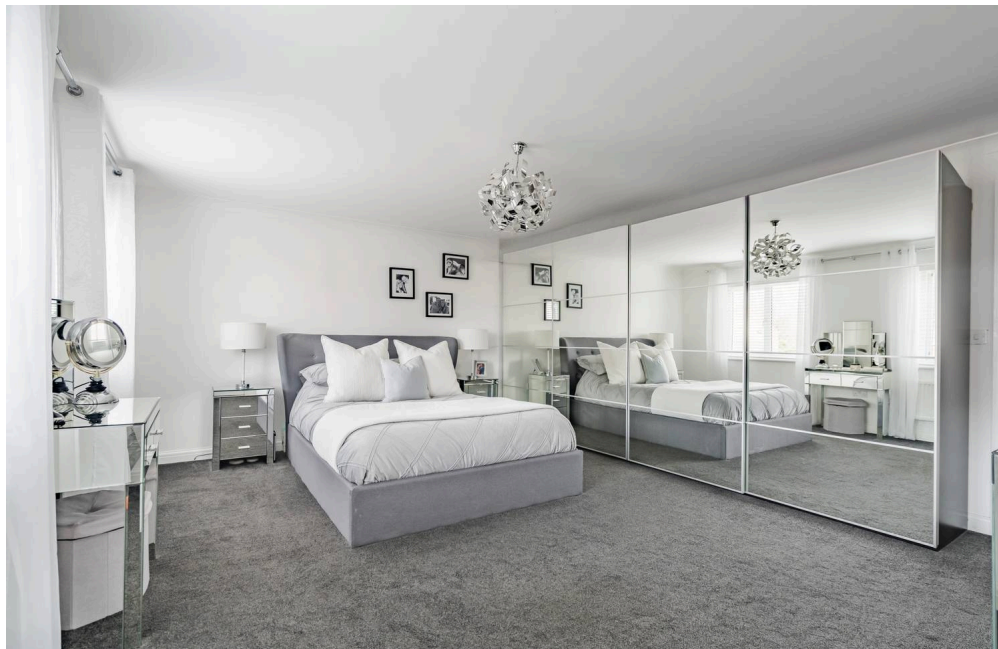
£575,000 Freehold

Introducing this stunning four-bedroom detached house, built in 2016, located just a short distance from the beautiful Caister Beach. This immaculate property is in pristine condition throughout, ready to move in, offering comfort, style, and practicality. It includes four double bedrooms, two with en-suites, a modern fitted kitchen with granite-effect counters and a separate utility room, spacious living areas, a family bathroom and a downstairs WC. The extensive plot features a garden with a seating area, covered patio, entertainment/bar area, Jacuzzi, and sauna room, along with a double garage and generous driveway offering ample off-road parking. Located in a sought-after residential area, close to shops, schools, and transport links, this property is the ideal family home.



## Location

Martin De Rye Way in Caister-on-Sea offers a great location with easy access to the coast, perfect for those who enjoy seaside living. The area is known for its quiet, residential feel while being close to a variety of local amenities, including shops, schools, and transport links. Caister Beach is just a short distance away, offering stunning views and a relaxing environment. With good road connections to Great Yarmouth, this location combines convenience with the charm of coastal living. The surrounding area also provides plenty of green spaces, ideal for outdoor activities and family outings.



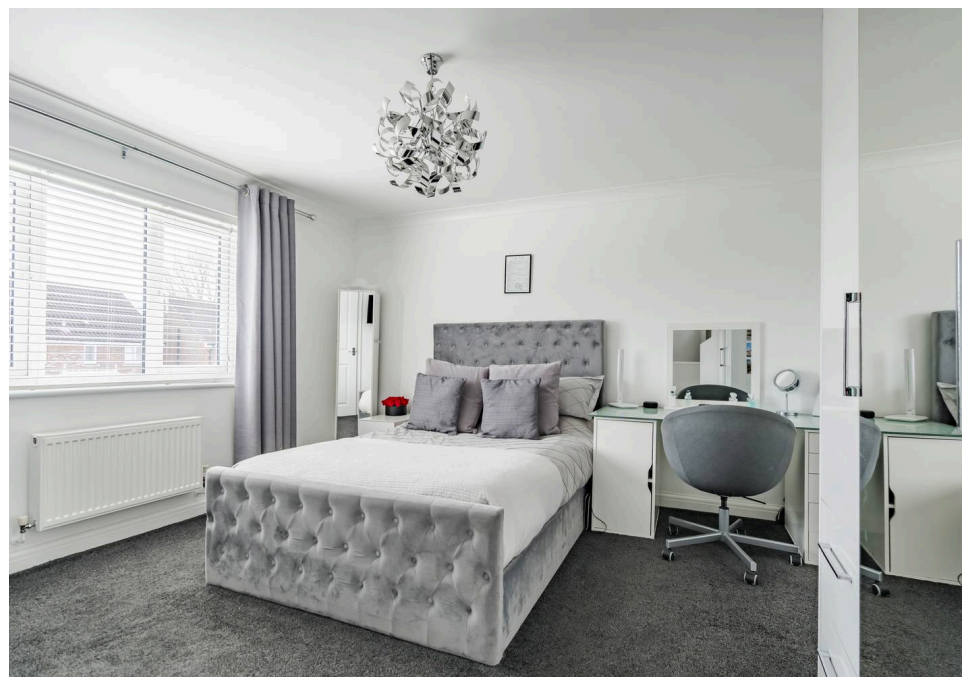
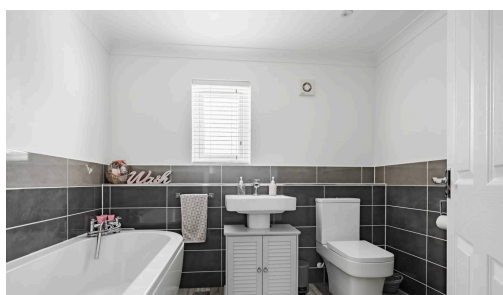
## Agents notes

We understand that the property will be sold freehold, connected to mains services water, electricity and drainage.

Restrictive Covenants- Overage on adjacent land, 50% of the uplift in value.

Heating system- Oil Central Heating

Council Tax Band- E





## Martin De Rye Way

Upon entering the property through a welcoming entrance hall, you are greeted by a versatile games room, ideal for a home office or study, as well as a convenient WC for guests.

The dining room, bright and airy, features two French doors leading to the outside space, seamlessly flowing into the spacious lounge and modern kitchen. The lounge offers ample space for relaxation, featuring a contemporary fireplace as a focal point.

A modern fitted kitchen exudes sophistication, complete with granite-effect counters, sleek cupboards, and a tiled backsplash. A separate utility room, matching the kitchen's aesthetics, provides additional functionality with a door leading to the outside area.

Ascending the staircase, you will find a storage cupboard on the landing and four generously sized double bedrooms, each offering an abundance of natural light. The master bedroom is large and features two big windows, along with an en-suite equipped with a shower and partially tiled walls. Another bedroom features its own en-suite with similar shower amenities and a partial tile finish.

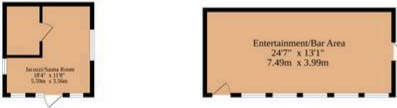
Completing the upper level, the family bathroom features a bath, shower attachment, and partially tiled walls for added elegance.

Step outside to the extensive garden on an impressive plot, featuring a pond, large covered patio seating area, an entertainment/bar area, and a separate Jacuzzi/Sauna outbuilding providing a versatile space for relaxation.

To the front of the property, a large driveway and double garage offer ample off-road parking, catering to your convenience.



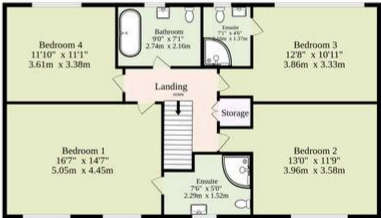
Outbuildings  
294 sq.ft. (27.3 sq.m.) approx.



Ground Floor  
1553 sq.ft. (144.3 sq.m.) approx.



1st Floor  
948 sq.ft. (88.1 sq.m.) approx.



TOTAL FLOOR AREA : 2795 sq.ft. (259.7 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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