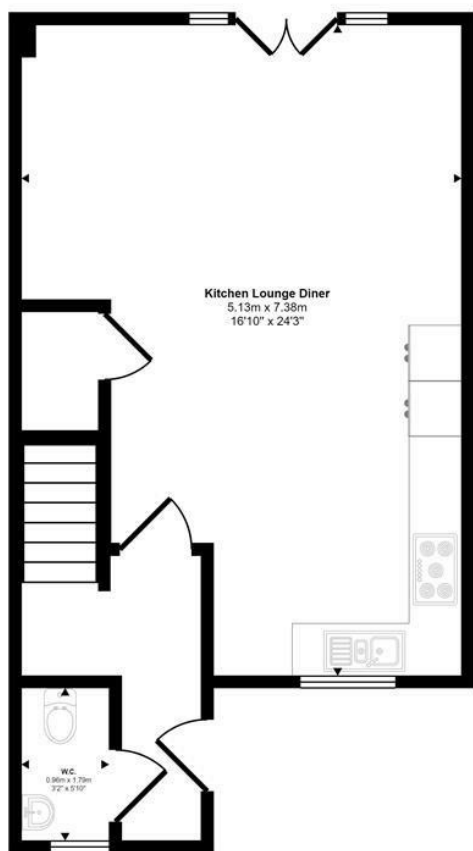




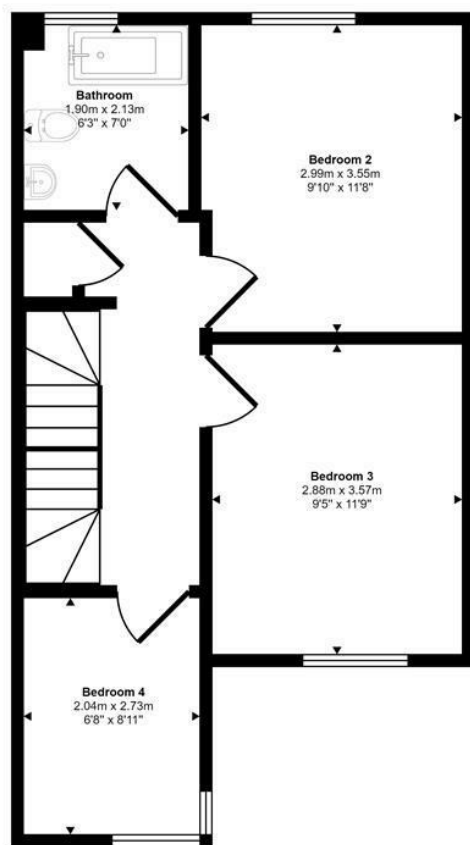
West Road | Caister-On-Sea | NR30  
Offers In The Region Of £325,000

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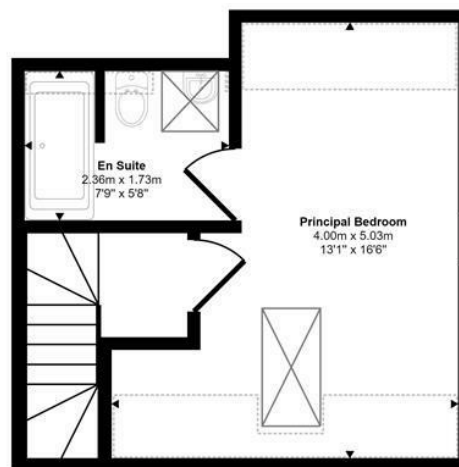
Approx Gross Internal Area  
107 sq m / 1148 sq ft



Ground Floor  
Approx 42 sq m / 450 sq ft



First Floor  
Approx 41 sq m / 441 sq ft



Second Floor  
Approx 24 sq m / 257 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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>		
(55-68) <b>D</b>		<b>66</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

Disclaimer – In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.



abbotFox Land & New Homes presents this outstanding new build home built by a local, private house builder renowned for attention to detail and quality finishes.

Generous accommodation is neatly arranged over three floors and briefly comprises; an entrance hall, WC and a generous open-plan kitchen & living room. The first floor provides three bedrooms and a luxurious bathroom off of the landing. The principal suite occupies the entire second floor and is complete with an en suite shower room.

Outside offers a private enclosed rear garden with a patio and allocated, off road parking.

Caister-on-Sea is a large village and seaside resort close to Great Yarmouth and enjoys easy access to the Broads National Park. Caister Golf Course is very closeby, along with Great Yarmouth Stadium and Great Yarmouth Racecourse.

The area is well-served by a good range of amenities, including a superstore and has good road and rail links via the A47 and into Norwich.

