

£400,000  
Asking Price



## Diana Way

Caister-On-Sea, NR30 5TP

- Executive detached family home
- Extremely well presented throughout
- Off road parking for multiple vehicles
- Integral garage with EV charging point
- 4 double bedrooms - 2 with en-suite shower rooms
- Ground floor cloakroom
- A stunning open plan kitchen/diner
- Spacious sitting room with opening to dining room
- Well kept rear garden
- In a sought after location in Caister

PAUL  
HUBBARD





### Location

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 Porch

2.27 x 1.79

Laminate flooring, composite entrance door & UPVC double glazed obscure window to the front aspect, radiator and a door opens into the hallway.



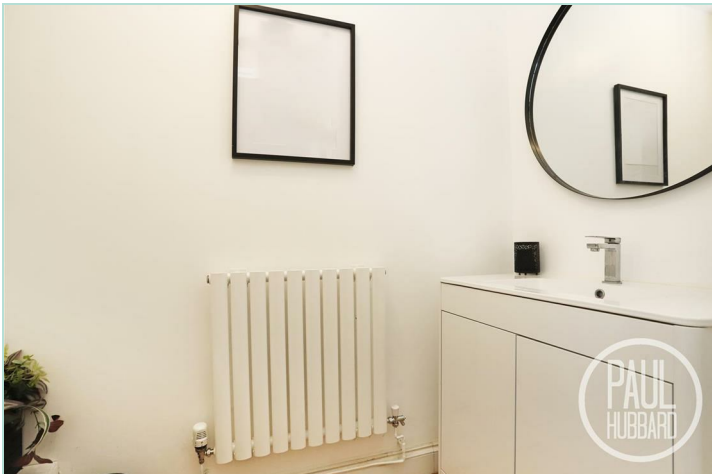
### Hallway

Laminate flooring, a door opens into the cloakroom, an archway opening leads through to a further hallway area featuring laminate flooring, radiator, stairs leading to the first floor landing and doors opening to the sitting room & kitchen/diner.

### Cloakroom

1.95 x 1.00

Laminate flooring, radiator, toilet and a wash basin set into a vanity unit with a mixer tap.



### Sitting Room

6.39 x 3.50

Laminate flooring, UPVC double glazed window to the front aspect, radiator and an electric fireplace.

### Kitchen/ Diner

8.33 max x 4.12 max

A spacious & modern kitchen, a bright and airy feel throughout, benefitting from LVT flooring, down lights, gas combi boiler, feature pendant lighting, radiator, ample modern units, central island, laminate work surfaces, inset composite sink & drainer with mixer tap, ceramic hob, extractor fan, integrated fridge-freezer, dishwasher, washing machine & a built-in oven, bifold doors open out to the rear garden, an opening leads through to the dining area, LVT flooring, breakfast bar with space for stools, down lights, space for a table & chairs, an opening leads through to the sitting room and sliding doors open into the conservatory.





### Conservatory

3.66 x 3.60

Laminate flooring, timber frame double glazed windows and French doors open to the rear garden.

### Stairs leading to the First Floor Landing

Fitted carpet, loft access and doors opening to bedrooms 1-4 & the family bathroom.

### Bedroom 1 Lobby

3.02 x 1.60

A door opens into a lobby area with space for storage, fitted carpet, UPVC double glazed window to the front aspect, down lights, radiator and an archway opening leading through to bedroom 1.

### Bedroom 1

4.58 x 3.52

A spacious master suite featuring fitted carpet, UPVC double glazed window to the front aspect, radiator and a door opens into the en-suite shower room.

### Bedroom 1 En-suite Shower Room

1.94 x 1.86

Tile flooring, down lights, heated towel rail, suite comprises a wash basin set into a vanity unit with a mixer tap and a walk-in mains-fed shower with a glass shower screen.



### Bedroom 2

3.45 x 2.98

Fitted carpet, UPVC double glazed window to the rear aspect, radiator and a door opening to the en-suite shower room.

### Bedroom 2 En-suite Shower Room

1.84 x 1.80

Tile flooring, down lights, heated towel rail, suite comprises a wash basin set into a vanity unit with a mixer tap and a mains-fed shower set into a cubicle enclosure.



### Bedroom 3

4.16 x 2.55

Fitted carpet, UPVC double glazed window to the front aspect, radiator and a built-in wardrobe.

### Bedroom 4

3.45 max x 2.32 max

Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.









## Bathroom

2.32 x 2.28

Tile flooring, UPVC double glazed obscure window to the rear aspect, part-tiled walls, aqua board splash back panels, suite comprises a toilet, wash basin set into a vanity unit with a mixer tap, a panelled bath with a mixer tap and a mains-fed shower set into a cubicle enclosure.

## Outside

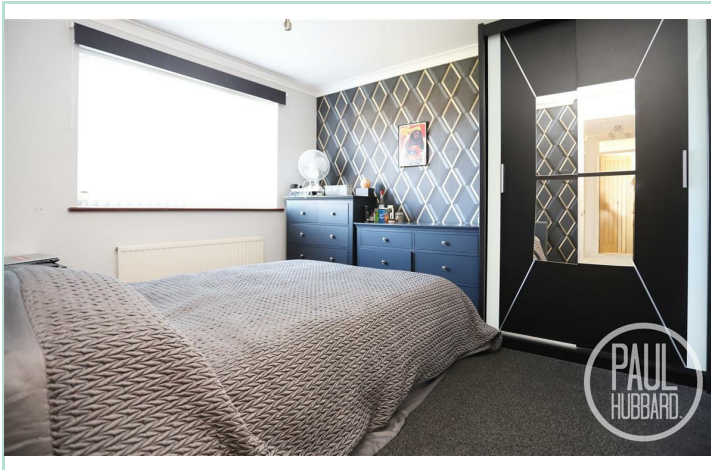
At the front, a brick-weave driveway provides ample off-road parking for multiple vehicles and leads to the main entrance door & garage. The property also benefits from an EV charging point, outdoor lighting and gated side access to the rear garden.

To the side, there is pedestrian access to the garage, which offers excellent storage options, complete with power, lighting and an electric roller door.

The rear garden is a spacious and well-maintained haven, featuring a large patio area ideal for outdoor dining, mature shrubs and trees and a neatly laid lawn. A small fence and gate separate the lawn from the patio area, adding charm and practicality. Additional features include outdoor sockets and three timber storage sheds, all fully enclosed by a combination of panel fencing for privacy and security.

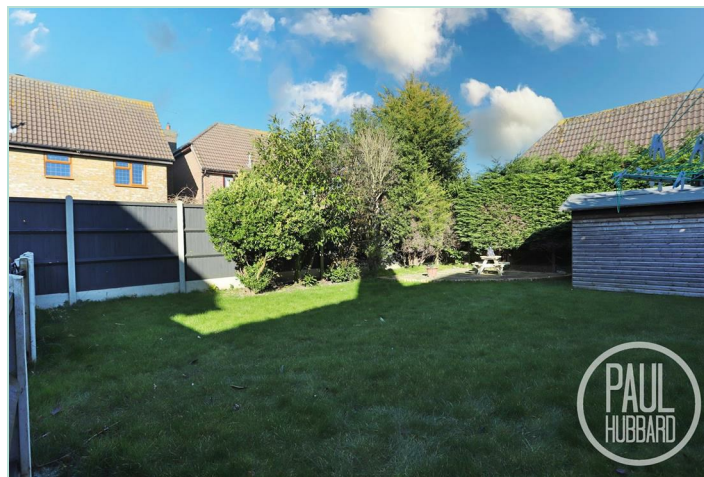
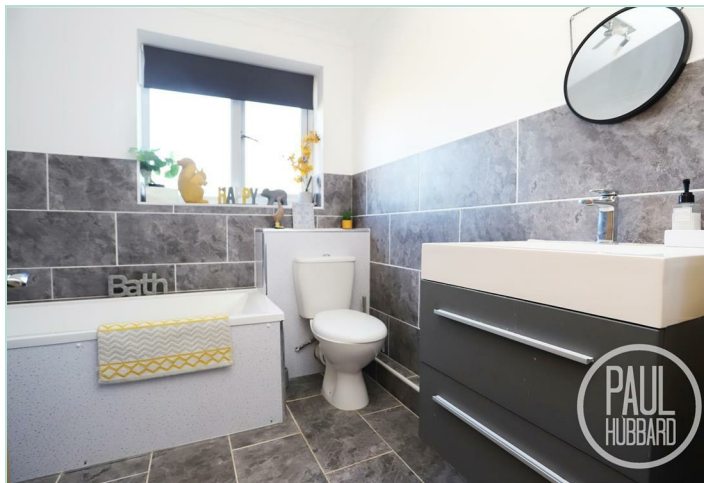
## Financial Services

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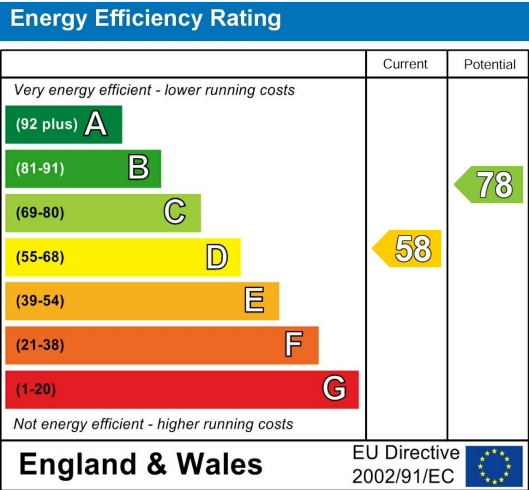






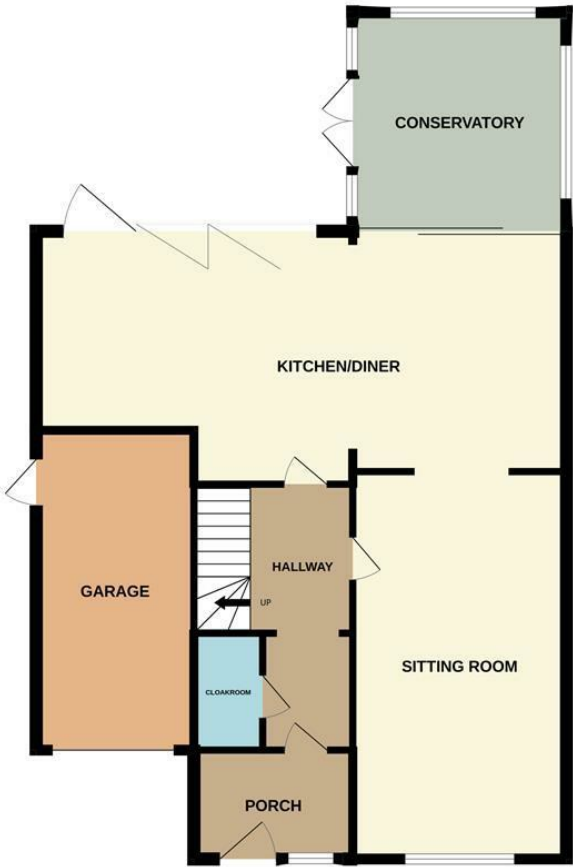


Tenure: Freehold  
 Council Tax Band: E  
 EPC Rating: D  
 Local Authority: Great Yarmouth Borough Council



GROUND FLOOR  
1070 sq.ft. (99.4 sq.m.) approx.

1ST FLOOR  
762 sq.ft. (70.8 sq.m.) approx.



TOTAL FLOOR AREA : 1832 sq.ft. (170.2 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 errors, 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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