



ADDRESS
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Caister-On-Sea
Norfolk
NR30 5UF

TENURE
Freehold

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‘SUN-DRENCHED SERENITY IN A SECLUDED CUL-DE-SAC’

Features;

- Type: Detached family home (freehold)
- Beds: Four bedrooms
- Baths: Family bathroom, and principal ensuite
- Reception: Kitchen, living room, dining room, and conservatory
- Garden: Front and rear gardens
- Love: Safe Cul-de-sac setting perfect for families
- Status: Vendors need to find

The Tour;

Welcome to a haven of light and space, where contemporary design meets family functionality in a peaceful cul-de-sac setting. This 1980s executive home seamlessly blends modern style with timeless elegance, offering the perfect sanctuary for the discerning family.

Step inside and be captivated by the expansive entrance hall, flooded with natural light from the welcoming storm porch. A cloakroom and ample storage space ensure effortless practicality.

Unwind in the grand dual-aspect reception room, where large windows frame lush garden views and a central fireplace promises cosy evenings. Patio doors open onto the sun-drenched conservatory, creating an idyllic space for morning coffee or indulging in a good book.

The sleek, modern kitchen is a chef's delight, boasting sleek grey worktops, glossy white cabinetry, and integrated appliances. A breakfast bar offers a casual dining space, while a glazed door floods the room with light and grants direct access to the garden.

Adjacent lies a versatile room, perfect as a study, home office, or even a guest bedroom, ensuring flexibility to suit your needs.

Upstairs, four bedrooms provide peaceful retreats. Three generous double bedrooms boast fitted wardrobes, while the principal bedroom indulges

you with a luxurious ensuite shower room. Large windows in each bedroom bathe the space in natural light, creating an atmosphere of calm and tranquillity.

A family bathroom completes the upstairs accommodation, offering convenience for everyone.

Step outside and discover your own private oasis. Mature hedges create a sense of seclusion, while the east-facing garden basks in the morning sun. A patio invites alfresco dining, while a lush lawn provides ample space for children's play. A handy shed keeps clutter at bay, ensuring your haven remains pristine.

This is more than just a house; it's a lifestyle. Imagine hosting summer barbecues on the patio, cosy evenings curled up by the fireplace, and lazy weekend mornings spent bathed in sunlight. This executive family home offers a haven of serenity and space, perfect for creating lasting memories.

Points to note:

Tenure: Freehold
Heating: Gas Central Heating via Combi Boiler
Average Heating & Lighting Costs: TBC
Council Tax: Band E (£2,596)
Energy Performance: TBC



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The Area;

Nestled along Norfolk's picturesque coastline, Caister-On-Sea exudes a maritime charm steeped in history. This tranquil haven, a few miles north of Great Yarmouth, offers a unique blend of serenity and accessibility. Well-connected by road, it provides easy access to nearby cities like Norwich and Lowestoft, making it an ideal retreat with urban conveniences in close reach.

Families find an array of educational options in Caister-On-Sea. The town hosts esteemed primary schools, fostering a nurturing environment for young minds. Additionally, Great Yarmouth, a stone's throw away, offers a range of secondary schools and colleges, ensuring a seamless educational journey.

Local shops and boutiques, along with essential amenities, cater to residents' daily needs. From charming independent stores to well-known retail chains, there's a diverse shopping experience. For larger excursions, the vibrant Great Yarmouth town centre is a short drive away, boasting an extensive selection of supermarkets, high street shops, and specialty stores.

Caister Beach, a stretch of sandy coastline, invites leisurely strolls, sandcastle-building, and serene moments by the waves. The historic Caister Castle, a moated fortress from the 15th century, houses a fascinating Motor Museum with a collection of classic cars. The operational Caister

Lifeboat Station offers insight into maritime rescue operations, a testament to the town's maritime heritage.

A short drive leads to the Norfolk Broads National Park, a waterway haven for boating, birdwatching, and picnicking amidst breath-taking natural beauty. Thrigby Hall Wildlife Gardens, nearby, allows close encounters with exotic animals in a landscaped setting.

Caister-On-Sea and its neighbouring areas host traditional pubs and eateries, providing opportunities to savour locally sourced cuisine in a relaxed atmosphere.

With its coastal allure, educational offerings, and recreational richness, Caister-On-Sea beckons families seeking an enriching lifestyle in a serene seaside setting.

Please bear in mind that all areas, measurements, and distances provided in these particulars are approximations. The text, photographs, and floor plans serve as general guidance only.

Larkes has not conducted tests on any services, appliances, or specific fittings - prospective purchasers are advised to inspect the property themselves. All fixtures, fittings, and furniture not expressly itemised within these particulars are deemed removable by the vendor.





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Kitchen



Study/guest room



View into living room room fireplace



Well proportioned entrance hall



Third bedroom



Second bedroom



Fourth bedroom



Ensuite shower room



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‘STEP OUTSIDE AND DISCOVER YOUR OWN PRIVATE OASIS. MATURE HEDGES CREATE A SENSE OF SECLUSION, WHILE THE EAST FACING GARDEN BASKS IN THE MORNING SUN’





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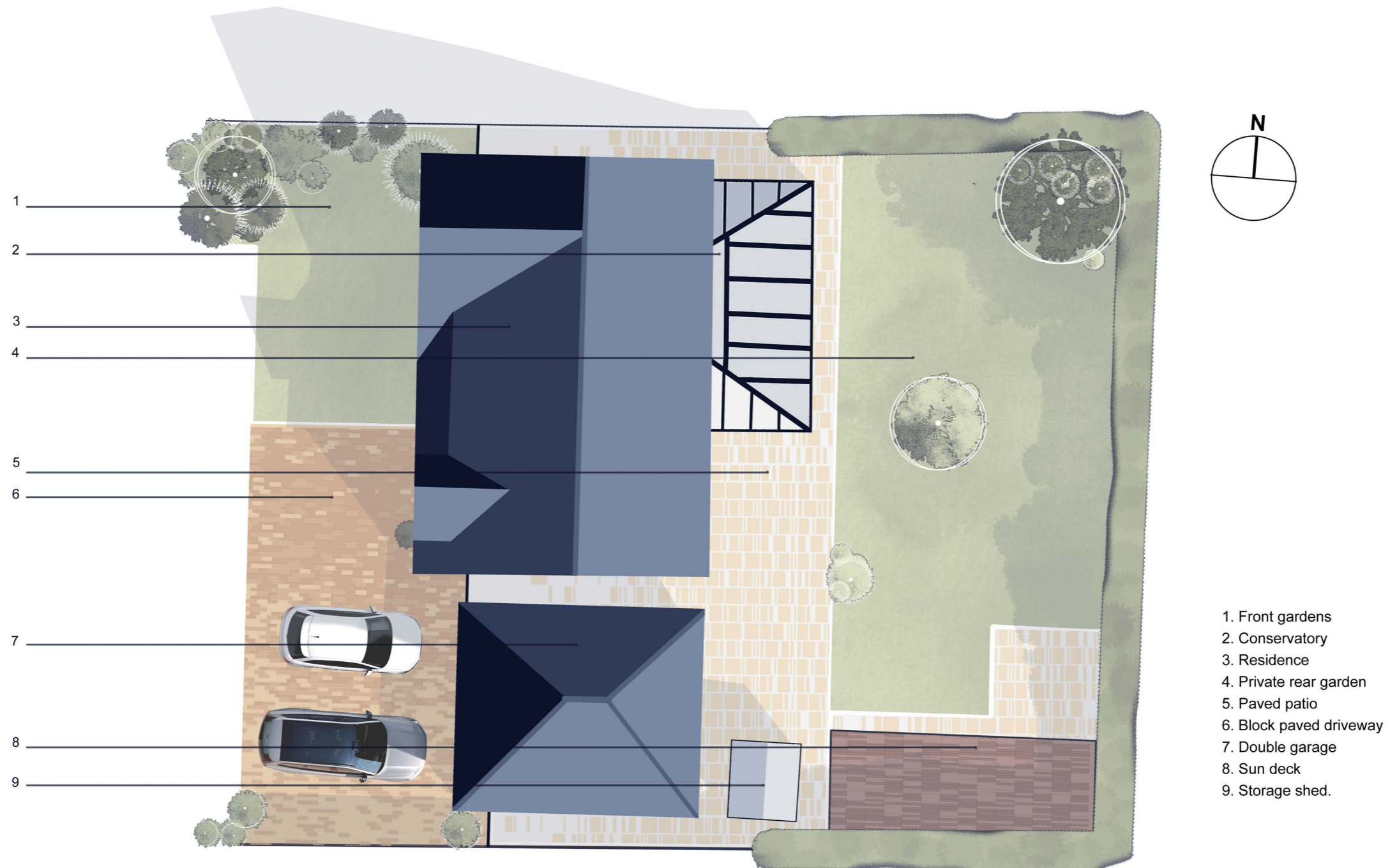
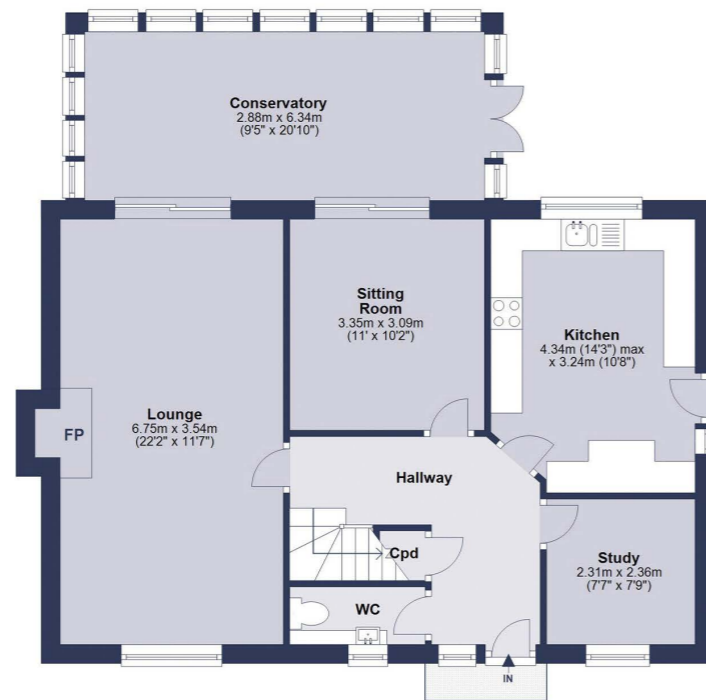
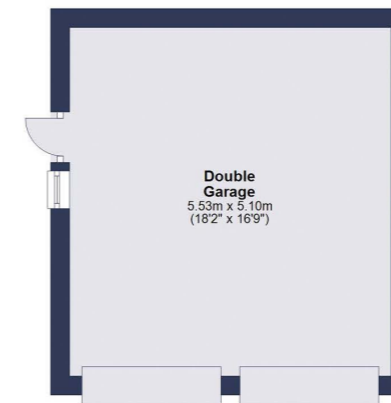


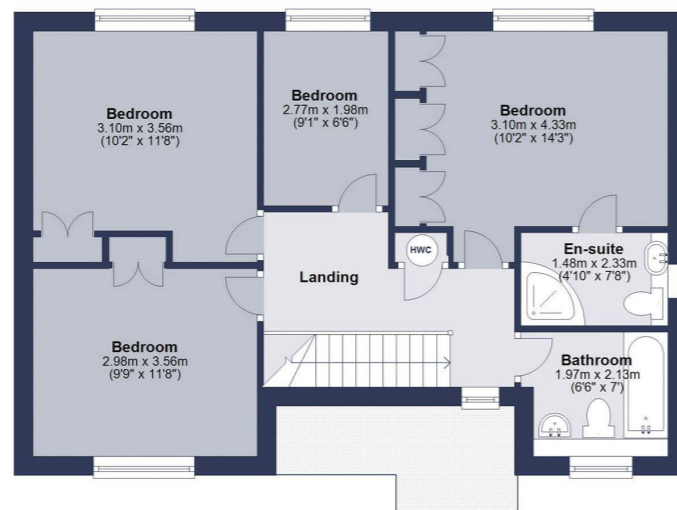
Illustration for identification purposes only, measurements are approximate and recorded from OS Map Data provided by NCC Map Explorer. Plan not to scale.



Ground Floor
 Approx. 86.8 sq. metres (934.4 sq. feet)



Outbuilding
 28.2 sq. metres (303.5 sq. feet)

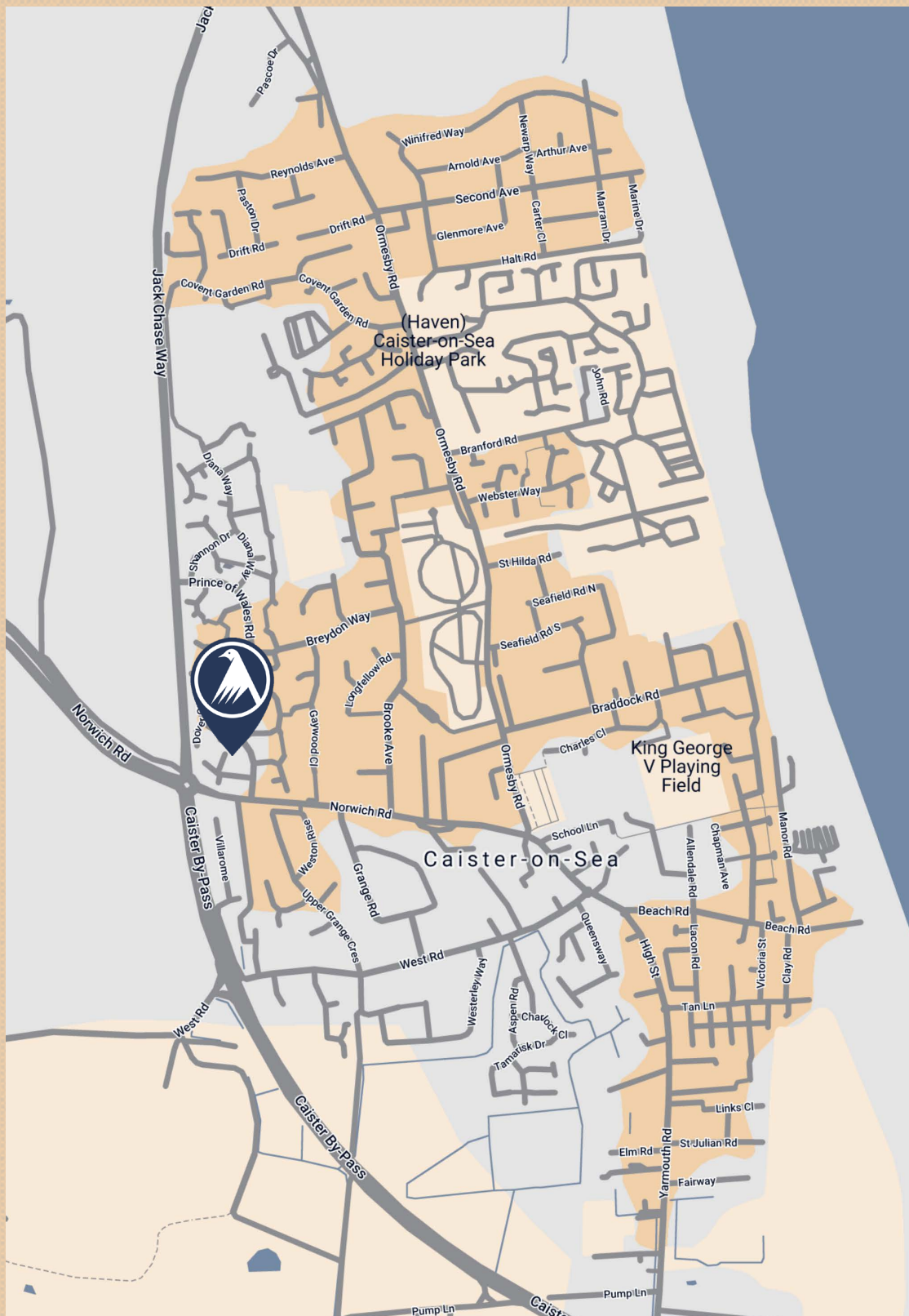


First Floor
 Approx. 63.1 sq. metres (679.5 sq. feet)



Site Plan
 For identification purposes only, boundaries are approximate and buyers should refer to the title plan before proceeding

Ref: 7311



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