



ADDRESS  
53 Beach Road  
Caister-On-Sea  
Norfolk  
NR30 5EX

TENURE  
Freehold

STATUS  
Chain Free Sale

L  LARKES S

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**'THE SHOWSTOPPER IS THE EXPANSIVE RECEPTION ROOM AT THE FRONT OF THE HOUSE. IMAGINE RELAXING BY A CRACKLING FIREPLACE IN THE DINING AREA, WHILE THE DESIGNATED LIVING SPACE SEAMLESSLY FLOWS FOR EFFORTLESS ENTERTAINING'**



**FIND  
YOUR  
NEST**





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#### The Tour:

This captivating four-bedroom Victorian terrace on Beach Road offers a unique blend of period elegance and contemporary style. Step inside the welcoming entrance hall and discover a light-filled haven, perfect for greeting guests.

The showstopper is the expansive reception room at the front of the house. Imagine relaxing by a crackling fireplace in the dining area, while the designated living space seamlessly flows for effortless entertaining. This open-plan haven boasts a striking palette of modern greys complemented by plush fitted carpets, ensuring both comfort and chic aesthetics. Ample storage is provided by the cleverly integrated cupboards and recessed shelving.

Leading through from the reception area, doors open onto a well-equipped kitchen. Modern fitted cabinetry and all the essential appliances make whipping up culinary delights a breeze. A separate utility room provides additional storage and space for laundry essentials. Completing the ground floor is a family bathroom, ideal for a refreshing soak after a long day exploring the seaside town.

Upstairs, three inviting bedrooms provide sanctuary. The two rear bedrooms cleverly interconnect, creating a perfect haven for siblings or a versatile home office space. The front bedroom boasts a built-in cupboard housing the recently installed gas combination boiler, ensuring efficient heating throughout the house.

For those seeking a dedicated creative space, look no further than the converted loft. This charming fourth bedroom boasts ample headroom and features cleverly designed eaves storage, transforming into a delightful wardrobe.

Step outside and discover your private south-facing garden, a true oasis for soaking up the sunshine. A raised deck or patio creates the perfect spot for alfresco dining, while the useful workshop at the rear provides ample storage for bikes, beach gear, or even a hobbyist's haven.

This charming Victorian terrace offers a unique opportunity to embrace a relaxed coastal lifestyle. With its blend of period features and modern updates, it's ideal for families or professionals seeking a stylish seaside retreat.

#### The Area:

Beach Road unfolds like a languid sigh along Caister-on-Sea's coastline, a place where the serenity of the beach and the gentle hum of the town centre create a vibrant tapestry. Whether you crave a beachfront haven or a slightly more secluded spot with the sand still close by, Beach Road caters to your desire.

Families are well-served with reputable schools like Caister Infant Academy and Caister Academy. While shops might be limited on Beach Road itself, the town centre brims with options, ensuring daily necessities and delightful discoveries are never far away.

The undeniable star, however, is the beach. Long walks become a daily ritual, the rhythmic whisper of waves a constant companion. Build sandcastles with loved ones or embrace the thrill of water sports – the sea is your playground.

Beyond the beach, Caister-on-Sea offers hidden gems. Delve into local history at the Caister Castle Museum, or indulge in classic seaside fun at the nearby Great Yarmouth Pleasure Beach. The Norfolk Broads National Park, a short journey inland, offers a captivating change of pace – explore by boat, lose yourself on a guided tour, or simply enjoy a leisurely walk along the water's edge.

Life on Beach Road extends beyond the shore. A comfortable lifestyle awaits, with a variety of restaurants, cafes, and pubs catering to all tastes. Regular buses connect you to the wider area, while healthcare is close at hand with local doctors and pharmacies.

*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.*

#### Points to note:

Tenure: Freehold

Heating: Gas Central Heating

Average Heating & Lighting Costs: £120 pcm

Council Tax: Band B (£1,728)

Energy Performance: C 71





Dining area



Kitchen



Utility area



Family bathroom





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First floor middle bedroom



First floor rear bedroom



First floor front bedroom



Loft room





Alternate view of first floor front bedroom



View from loft room Velux window



Entrance hall



South facing rear garden

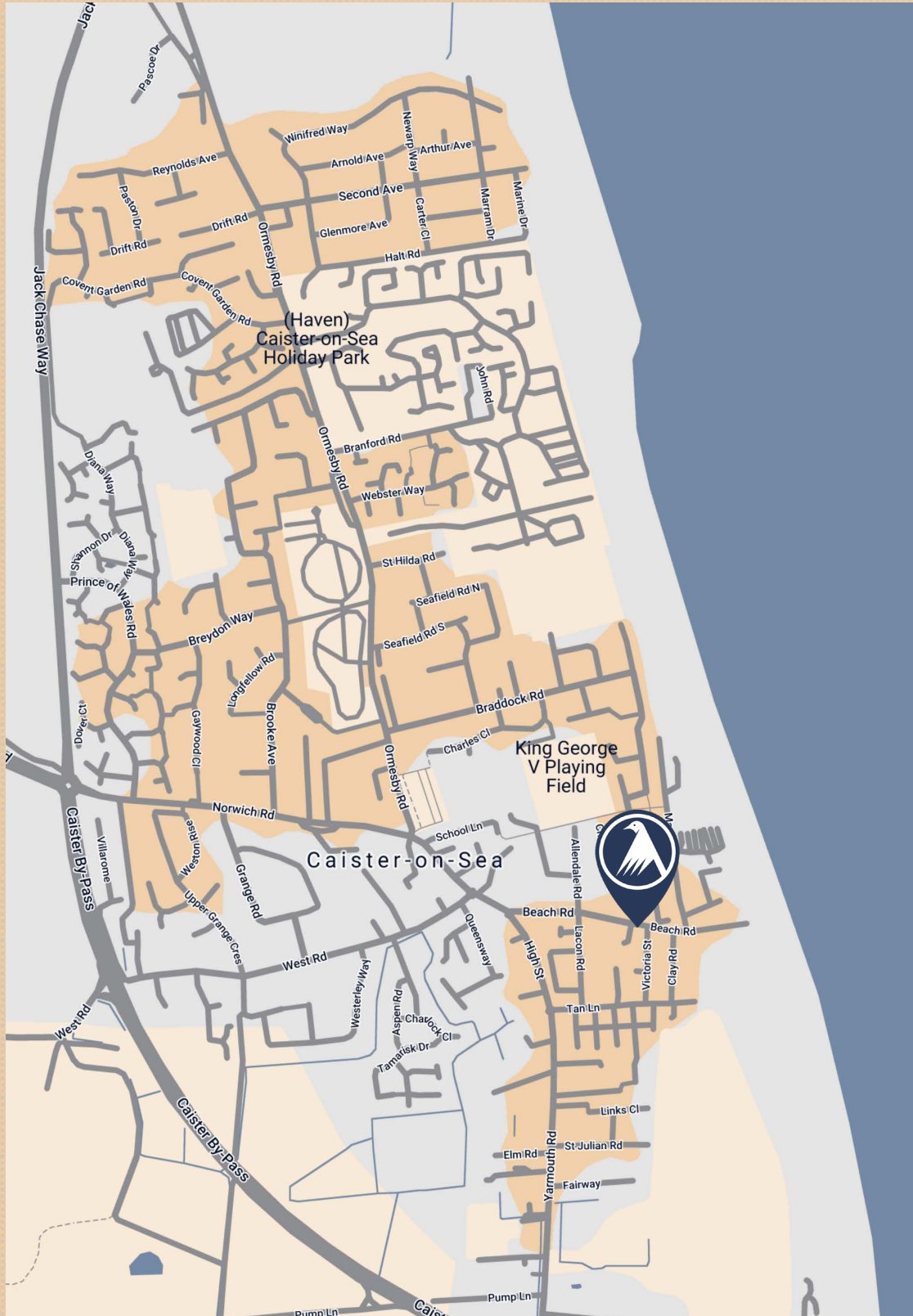




Illustration for identification purposes only, measurements are approximate. Plan not to scale.



Ref: 7320



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