



ADDRESS  
80 Westerley Way  
Caister-On-Sea  
Norfolk  
NR30 5AP

TENURE  
Freehold

STATUS  
Chain Free Sale

L  R K E S

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**‘SITUATED IN A TRANQUIL SEASIDE VILLAGE, IT PROVIDES RESIDENTS WITH A SERENE RETREAT’**



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**Features**

Type: Detached Chalet (freehold)

Beds: Two double bedrooms

Baths: Ground floor shower room

Reception: Open -plan kitchen, living room, dining area, and sitting room

Garden: Front and rear gardens

Love: Seaside village setting

Status: Chain free sale

Set just moments from the golden dunes and pristine beaches of Caister-On-Sea, this beautifully modernised two-bedroom house epitomises relaxed coastal living. Cream timber cladding defines the exterior, while the interiors are awash with natural light, accentuating a soft, contemporary palette that perfectly complements the seaside setting. A generous north-facing garden provides an ideal space for sunset lounging, complete with a summerhouse for serene retreats after a day on the beach.

**The Tour:**

Tucked away on a peaceful residential street near the village centre, the house is approached via a neat front yard and driveway. The primary entrance opens into a bright hallway, where Karndean oak flooring seamlessly flows throughout the ground floor.

The reception areas are thoughtfully arranged in an open-plan layout, with the living room positioned at the front, bathed in light from a large south-facing window. A dual-sided fireplace serves as a striking focal point, with potential to install a wood-burning stove. The dining area is located at the rear, with French doors that invite natural light and provide easy access to the garden.

The kitchen is a celebration of craftsmanship, with oak countertops and a granite-topped island offering ample prep space and storage. Warm-

toned shaker cabinetry houses all necessary appliances, while open shelving adds a personal touch. Adjacent to the kitchen is a practical utility area with an additional sink and storage.

A cosy sitting room offers flexibility as a snug or, with minor modifications, a guest bedroom if needed. The ground floor is completed by a modern shower room, featuring frosted windows and high-quality fittings, including a walk-in rainfall shower for a touch of luxury.

Stairs lead to the first floor, where two serene bedrooms await, each with a soothing neutral palette. The primary bedroom benefits from a large south-facing dormer window, and both rooms feature ample built-in storage. A convenient WC on this level adds to the home's functionality.

**Outdoor Space:**

The garden is a carefully designed retreat, with wide, defined spaces bordered by closed-panel fencing for privacy. A large paved patio invites outdoor dining and lounging, while mature shrubs and planted beds create a verdant oasis. For those with a green thumb, a greenhouse provides space for gardening, and a converted garage offers a workshop and storage area. The summerhouse, nestled within the garden, is perfect for enjoying the tranquillity of this coastal haven, no matter the weather.





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**The Area:**

Westerley Way in Caister-On-Sea, Norfolk, offers a peaceful coastal lifestyle, ideal for families and retirees alike. Situated in this charming village, the street enjoys a quiet setting while remaining close to essential amenities. The area is within walking distance of the expansive Caister Beach, known for its unspoilt sands and picturesque views, making it perfect for morning walks or weekend relaxation.

Caister-On-Sea has a variety of local shops, including a convenient Tesco supermarket, independent stores, and cosy cafés. Schools in the area are well-regarded, with Caister Infant, Junior, and High Schools serving the community. These schools offer a strong sense of community and are known for their supportive environments, making them popular choices for families.

For those seeking recreation, the nearby Caister Lifeboat Station is an interesting place to visit, steeped in history and still active today. Great Yarmouth is just a short drive away, offering a broader range of shopping, dining, and entertainment options, including the popular seafront and historic pier. Westerley Way combines the charm of village life with the convenience of modern living, making it a desirable place to call home.

**Points to note:**

- Tenure: Freehold
- Heating: Gas Central Heating via Combi-Boiler
- Glazing: uPVC Double Glazing
- Construction: Cavity Wall
- Average Heating & Lighting Costs: £138 pcm
- Council Tax: Band C (£1,933.25)
- Energy Performance: C 69

*Please note that all areas, measurements, and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.*

*Larkes have not tested any services, appliances, or specific fittings - prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.*







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Entrance hall



Living room



Living room detail



Main entrance and porch





Dining area



Kitchen



Kitchen detail



Utility room





Sitting room



Shower room



Garden detail



Landing





Primary bedroom



Second bedroom

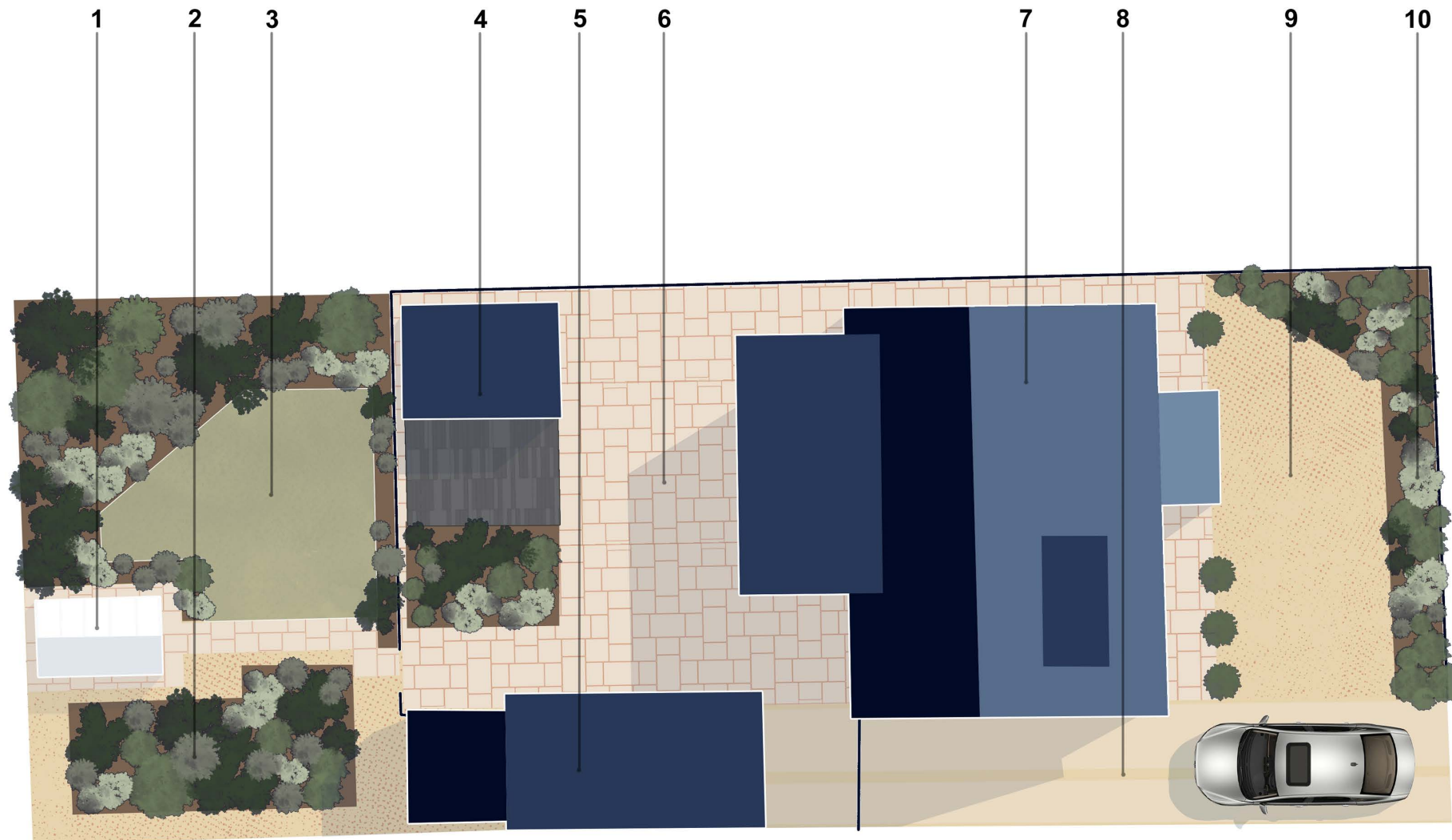


Rear garden patio



Main facade and driveway





- 1. Greenhouse
- 2. Raised flower beds
- 3. Rear lawn & gardens
- 4. Summerhouse & decking
- 5. Workshop & store room
- 6. Paved patio
- 7. Residence
- 8. Driveway
- 9. Shingle car standing
- 10. Front planted border

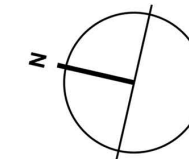


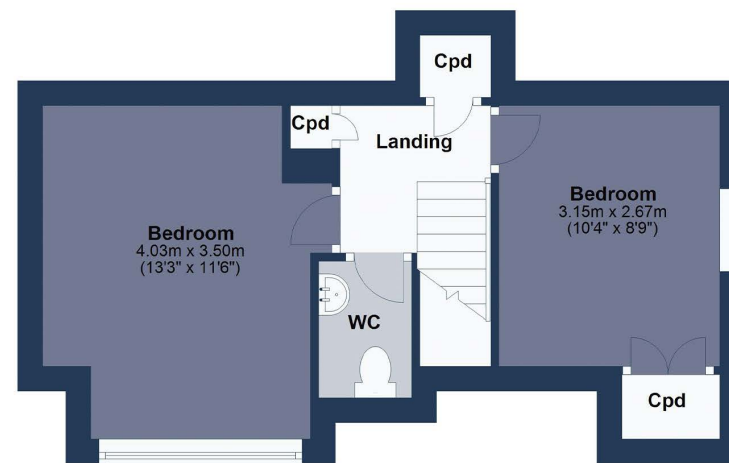
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**Ground Floor**  
 Approx. 62.3 sq. metres (670.8 sq. feet)



**First Floor**  
 Approx. 30.4 sq. metres (327.3 sq. feet)



**Outbuilding**  
 Plus outbuildings, approx. 25.2 sq. metres (271.1 sq. feet)

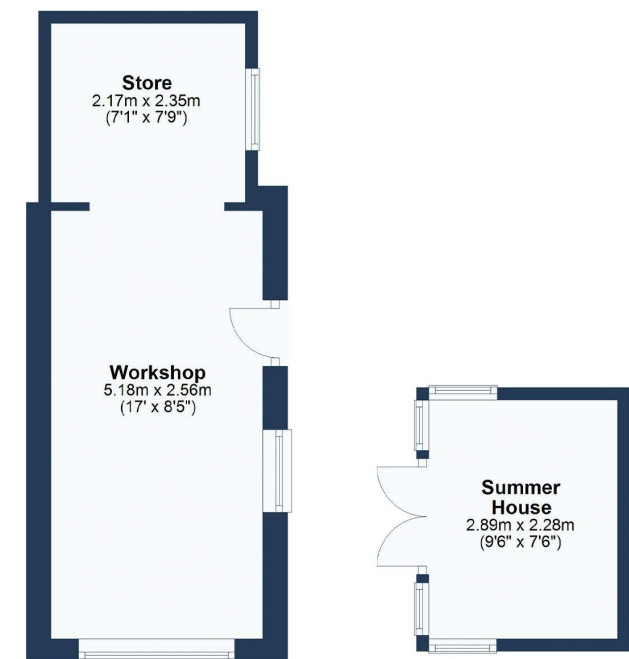
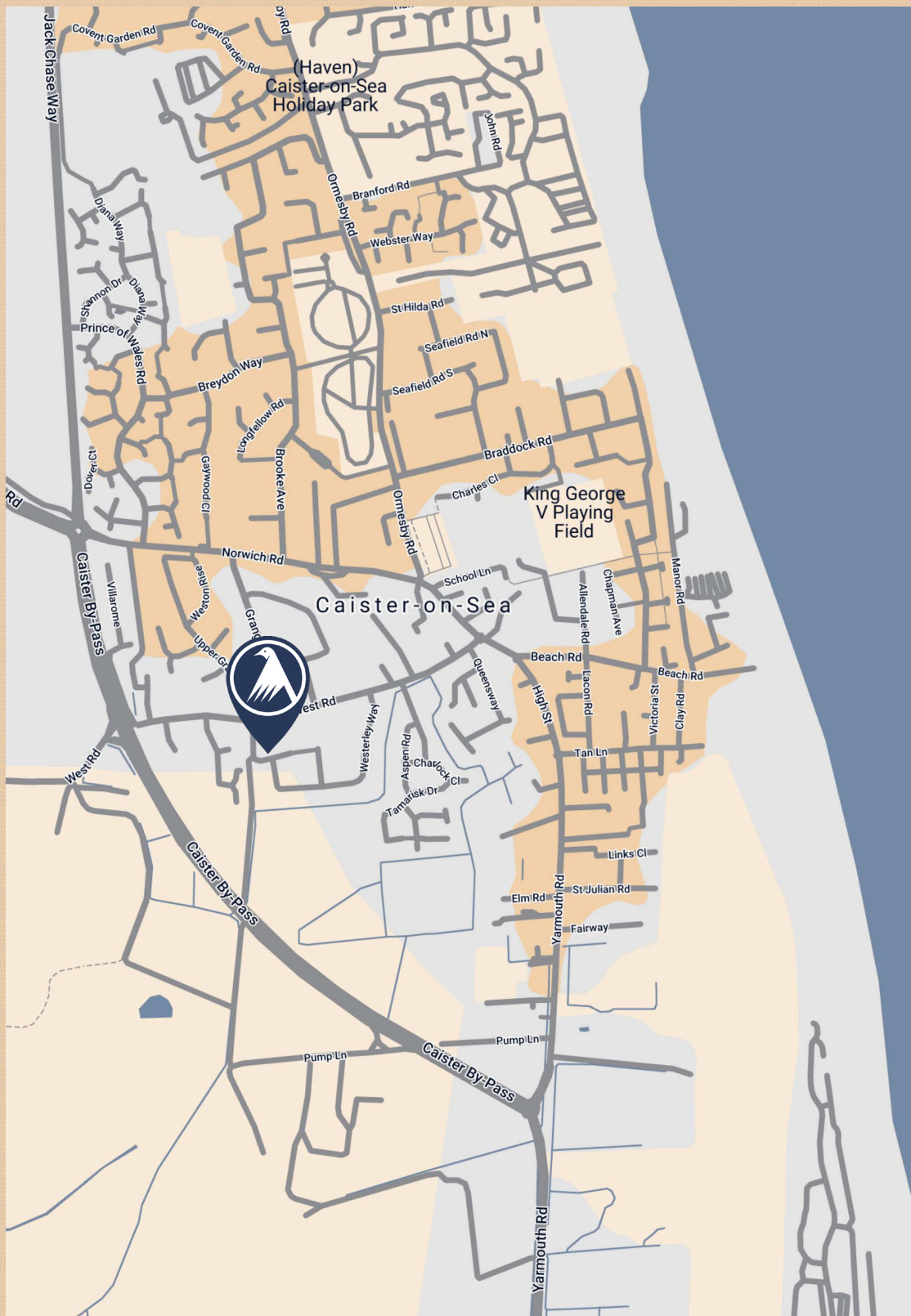


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