



ADDRESS  
1 Purslane Drive  
Caister-On-Sea  
Norfolk  
NR30 5BQ

TENURE  
Freehold

STATUS  
Vendor has found

L  R K E S

WWW.LARKES.CO.UK  
SALES@LARKES.CO.UK  
01493 330299



FIND  
YOUR  
NEST

# “A MODERN, ECO-FRIENDLY HOME OFFERING COASTAL CHARM AND COMFORT IN THE HEART OF CAISTER-ON-SEA.”



FIND  
YOUR  
NEST

## Features

Type: Detached family (freehold)

Beds: Four double bedrooms

Baths: Family bathroom & ensuite shower room

Reception: kitchen/diner, living room, dining room

Garden: Front and rear gardens

Love: Energy efficient village home

Status: Vendor has found

## The Tour:

Located on a peaceful street in Caister-On-Sea, this modern family home harmonizes sustainable design with comfort. A generous driveway, framed by planted borders, leads to a thoughtfully paved and sloped entry pathway, guiding you to the front door. The residence is gas centrally heated via an efficient combination boiler and further optimized with a 12-panel solar array paired with battery storage, significantly reducing the property's environmental impact and energy costs. The windows throughout are fitted with sleek uPVC double glazing, ensuring insulation and soundproofing.

Upon entering, the ground floor opens into a flowing layout designed for both functionality and style. The kitchen and dining area form the heart of the home, with ample room for cooking, dining, and entertaining. Adjacent to the kitchen is a practical utility room, equipped with additional storage and space for laundry, creating an efficient, tucked-away workspace. A door from the utility room opens directly to the garden, making it easy to manage household tasks while keeping the rest of the home serene and uncluttered.

The living and dining rooms offer bright, flexible spaces, each with large windows that draw in natural light. The present owners utilise the dining room as a home gym, but this space would also make a great study or guest room.

Upstairs, the property provides three spacious bedrooms, including a well-appointed primary suite with an en-suite bathroom, a family bathroom, and additional storage options on the landing, ideal for a growing family.

Outside, the property's private rear garden is an inviting retreat. Central to the outdoor space is a unique hexagonal BBQ cabin by Arctic Cabins, designed for year-round enjoyment. Its warm,

wooden interior, with seating around a central fire pit, brings a touch of Scandinavian charm—a perfect setting for cozy gatherings through all seasons.

A detached garage, located beside the house, provides ample space for a vehicle or can function as a workshop or additional storage area. The garage's dimensions (5.51m x 3.01m) accommodate most modern vehicles, with extra room for tools, bicycles, or seasonal equipment.

The exterior layout also includes a gravel garden and two paved patio areas, perfect for alfresco dining or relaxing in the sun. An EV charging point installed on the driveway caters to eco-conscious homeowners, and solar panels on the roof contribute to the property's sustainable ethos.

Combining modern amenities with thoughtful, eco-friendly features, this Purslane Drive home offers a balanced lifestyle for families who value both comfort and environmental responsibility.

## Points to note:

Tenure: Freehold

Construction: Insulated Cavity wall

Fenestration: uPVC double glazing

Heating: Gas Central Heating via Combi-Boiler

Energy Performance: B 91

Average Heating & Lighting Costs: £85 pcm (Costs can be reduced by selling solar energy to the Grid)

Council Tax: Band C (£2,014.12)

Broadband: Ultrafast internet available up to 1,000mbps download



**FIND  
YOUR  
NEST**



**FIND  
YOUR  
NEST**

#### The Area:

Purslane Drive is situated in the charming seaside town of Caister-On-Sea, Norfolk, known for its relaxed coastal lifestyle and close-knit community. Just a short drive from the vibrant town of Great Yarmouth, Caister-On-Sea provides residents with both the peace of coastal living and easy access to broader amenities.

Families are well-served by several highly regarded schools in the area, including Caister Academy and Caister Infant, Nursery & Junior School, both offering excellent educational options within a short distance. Local shops and conveniences are plentiful, with a range of independent stores, supermarkets, and eateries catering to daily needs. Nearby, the Caister High Street bustles with traditional shops and welcoming cafes, preserving the town's historic charm and offering a friendly environment to meet neighbours.

For leisure, Caister-on-Sea's sandy beach is a main attraction. Perfect for scenic walks and family outings, it provides a quiet escape with expansive coastal views. Nearby, the Norfolk Broads offer further recreational activities, from boating to

wildlife spotting, making it a favourite for nature lovers and outdoor enthusiasts. Caister Castle and Motor Museum, with its collection of classic cars and medieval artifacts, is another highlight, ideal for a weekend outing.

Purslane Drive in Caister-On-Sea blends the tranquillity of a seaside village with the conveniences of a well-connected town, making it an ideal place for families and anyone drawn to Norfolk's unique coastal charm.

*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.*



[WWW.LARKES.CO.UK](http://WWW.LARKES.CO.UK)



FIND  
YOUR  
NEST



FIND  
YOUR  
NEST



Entrance hall



Dining area



Living room detail with French doors to the rear patio



Cloakroom





Flexible second reception area, presently arranged as a home gym



Family bathroom



Landing



Primary bedroom



Ensuite shower room



Second bedroom



Bedroom three



Rear gardens

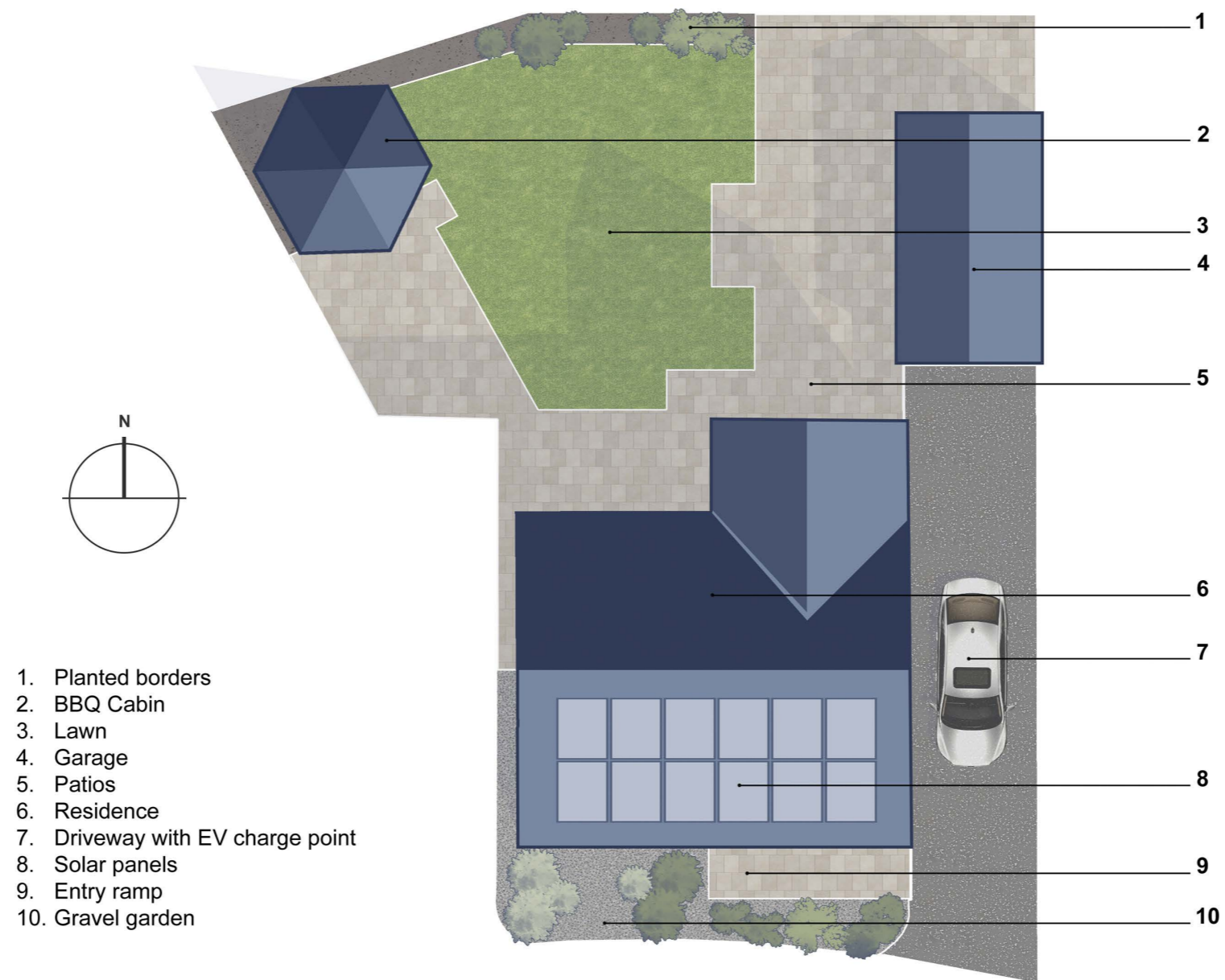
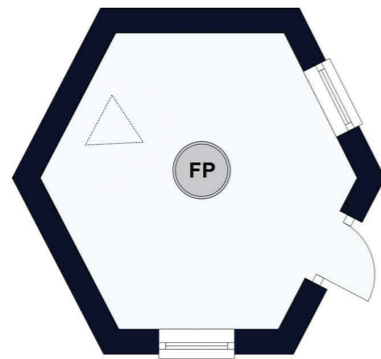


Illustration for identification purposes only, measurements are approximate and recorded from OS Map Data provided by ArcGIS. Plan not to scale.

### BBQ Cabin

Approx. 10.0 sq. metres (108.1 sq. feet)



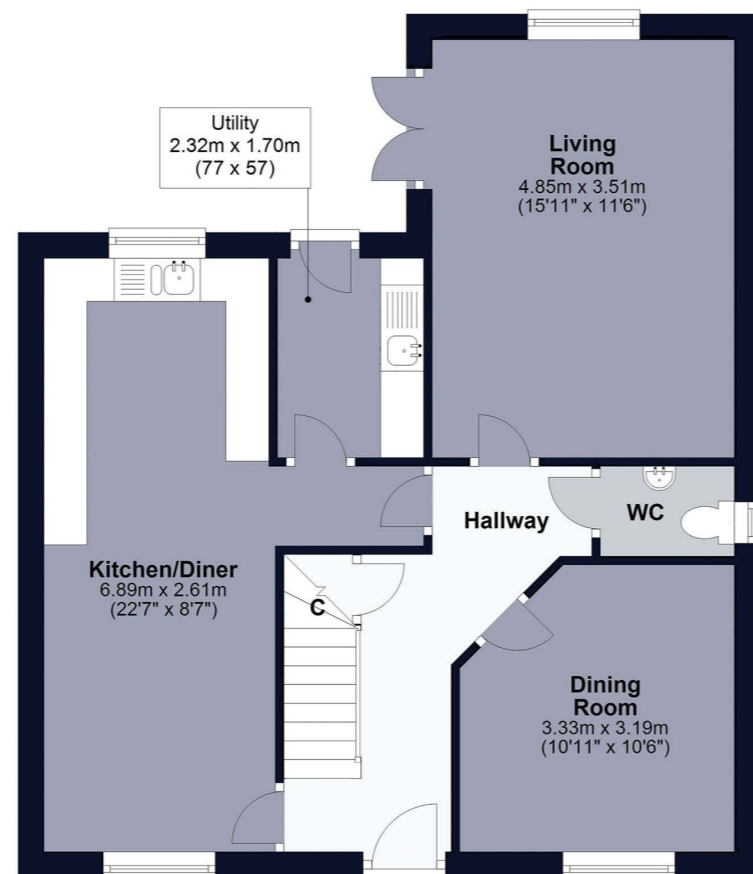
### Garage

Approx. 16.6 sq. metres (178.8 sq. feet)



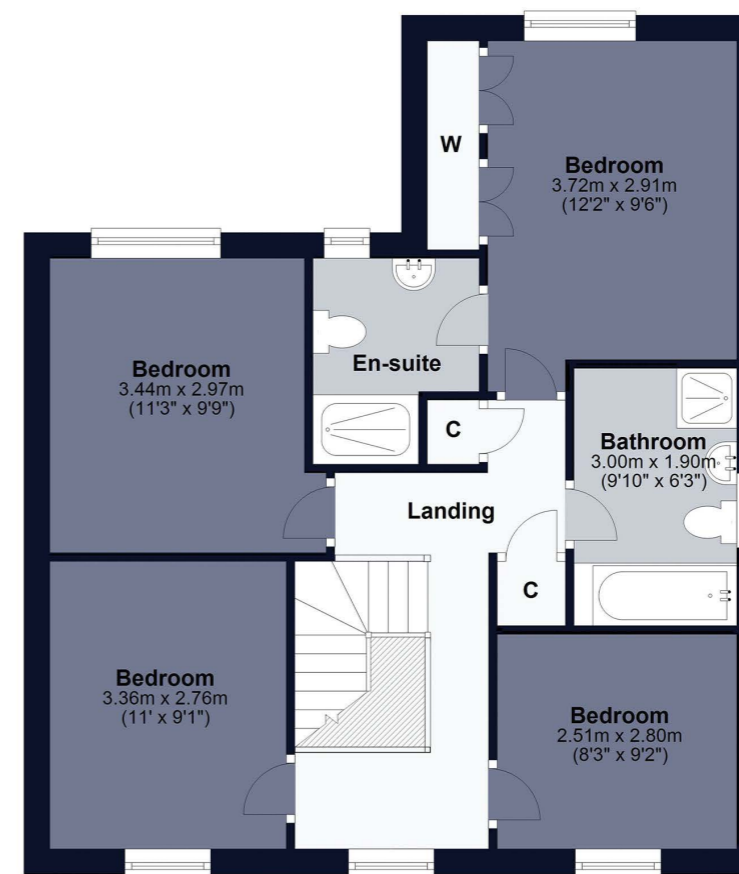
### Ground Floor

Approx. 64.1 sq. metres (690.4 sq. feet)

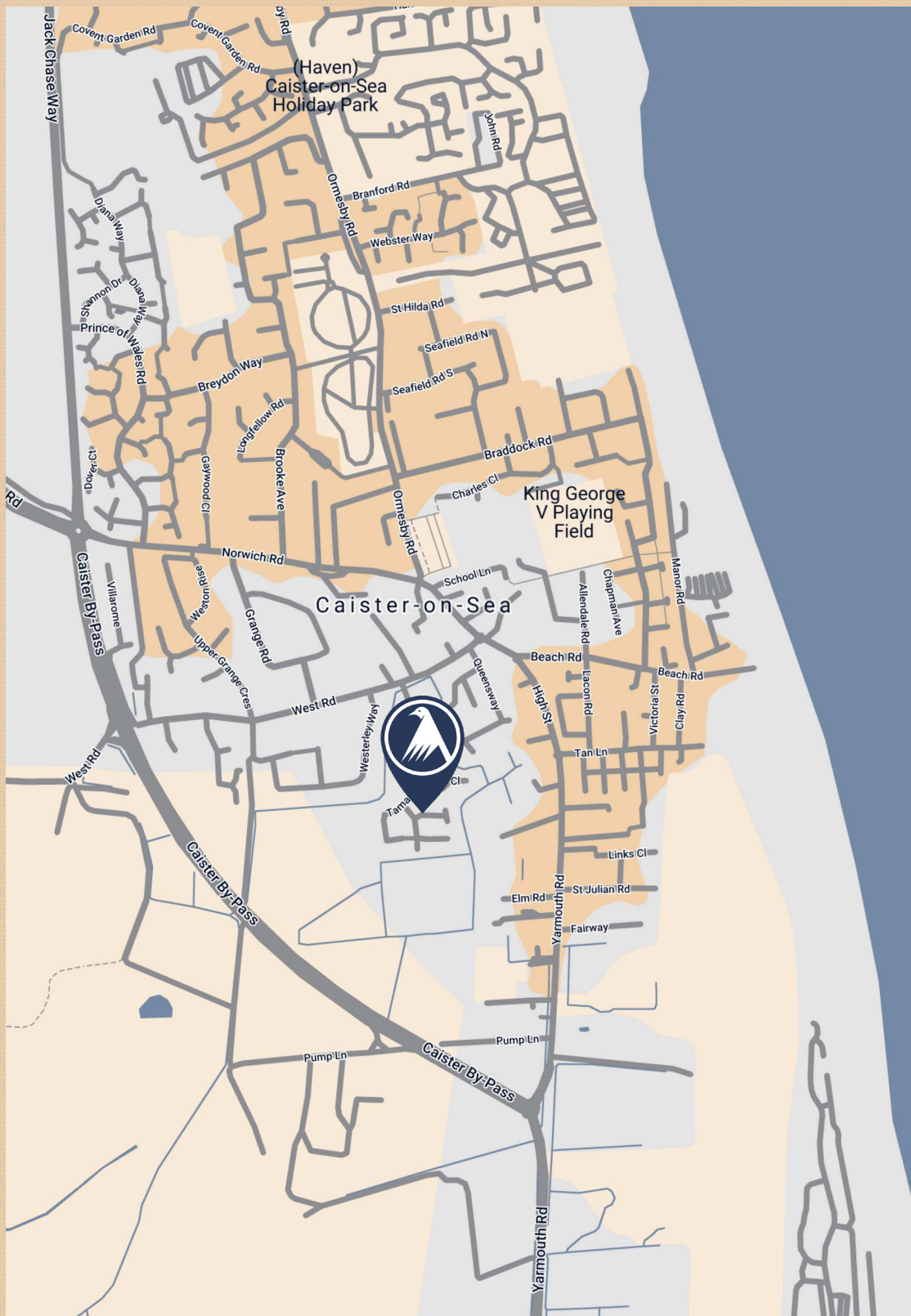


### First Floor

Approx. 64.4 sq. metres (693.3 sq. feet)



Ref: 7350



NOTE: Larkes Estate Agents for themselves and for the vendors or lessees of this property whose agents they are give notice that: (i) the particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given, without responsibility and intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Larkes Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property