



ADDRESS  
Veronika House  
Paston Drive  
Caister-On-Sea  
Norfolk  
NR30 5QG

TENURE  
Freehold

STATUS  
Chain free sale

# LARKES

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***“Tucked away on Paston Drive, this impressive home offers a rare opportunity to enjoy village life moments from the coast, with generous space, energy-efficient design and exceptional privacy.”***

**Veronika House, Paston Drive,  
Caister-on-Sea, Norfolk**

Occupying a discreet and generous plot in one of Caister-On-Sea’s most desirable residential pockets, this impressive six-bedroom detached home combines substantial internal space with energy-efficient design and exceptional privacy. Tucked away on Paston Drive, it offers a rare opportunity to enjoy village life within moments of the coast, all while benefitting from thoughtful modern upgrades and beautifully maintained gardens.

The gardens, oriented to capture southern sunlight throughout the day, offer exceptional privacy, enhanced by established planting and secluded seating areas. A dedicated garden studio, currently utilised as a home gym, provides considerable flexibility, readily adaptable as a home office or leisure space.

This home combines thoughtful design, practical technology, and exceptional privacy, all within walking distance of village amenities and the celebrated Norfolk coastline.

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**The Tour:**

Set within a generous, secluded plot of approximately 0.26 acres in the heart of Caister-On-Sea, this substantial detached family home exemplifies the harmony of modern comfort with thoughtful design. Built around 1990, the residence offers approximately 3,633 sq ft of beautifully presented accommodation, featuring spacious, light-filled interiors balanced by exceptional outdoor spaces, carefully conceived for contemporary living.

Discreetly positioned behind mature herbaceous borders and boundary walls, the property is approached via an elegant block-paved in-out driveway. A sheltered storm porch opens into an inviting entrance hall, with a dedicated boot room providing practicality and order.

The interiors are thoughtfully arranged across two spacious levels, comprising six bedrooms following a thoughtful conversion by the current owners that created two additional bedrooms above the garage. Expansive uPVC double-glazed windows throughout welcome abundant natural light. The ground floor is centred around an expansive kitchen and dining space, ideal for both family gatherings and refined entertaining, with sleek cabinetry and a generous central island. The adjoining living spaces offer versatile layouts, flowing seamlessly between formal reception rooms and relaxed family areas.

Upstairs, the six well-proportioned bedrooms are restful retreats, the principal suite notably spacious, offering built-in wardrobes and serene garden views.

Notable eco-conscious features include a 24-panel solar array complemented by a 7.2 kWh battery storage system, dramatically reducing running costs, and an integrated electric vehicle charging point further underscores the home’s modern credentials.

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**The Area:**

Paston Drive is tucked away in one of Caister-On-Sea’s most established residential enclaves, offering a rare blend of seclusion and centrality. The road is characterised by generous plots, mature planting, and a quiet, neighbourly atmosphere—ideal for those seeking a more settled way of life within walking distance of the coast. The village itself offers a host of day-to-day amenities, from independent shops and bakeries to a large supermarket and a choice of pubs and cafés, all imbued with a strong sense of local character.

Families are well catered for with several well-regarded schools nearby, including Caister Junior and High Schools, both praised for their community ethos and supportive learning environments. For those seeking a connection to the outdoors, the wide sandy beach—just minutes away—offers year-round appeal, whether for morning dog walks, cold water swims or sunny afternoons with family. The surrounding Norfolk Broads National Park is also close at hand, providing endless opportunities for boating, birdwatching, and rambling among its iconic waterways and fenland.

A short drive brings you to the cultural and leisure amenities of Great Yarmouth, with its historic seafront, theatre, and expanding culinary scene. Despite its peaceful setting, Paston Drive is well connected, with good transport links to Norwich, making it equally suitable for commuting or coastal retreat. It’s this combination of convenience, community and natural beauty that makes Paston Drive one of the area’s most desirable addresses.





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**Points to Consider:**

Tenure: Freehold

Construction: Insulated cavity wall

Fenestration: uPVC double glazing

Heating: Gas central heating via system boiler

Energy Performance: B 83

Average Heating & Lighting Costs: £174 per calendar month (Costs can be offset by selling solar energy to the Grid)

Council Tax: Band F (£3,360.07)

Broadband: 'Ultrafast' connection available (1,800 Mbps download / 220 Mbps upload)

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**The Legal Bit:**

At Larkes, we strive to provide accurate and true-to-life photographs, floor plans, and descriptions. However, our marketing materials are intended as a general guide only. We strongly recommend that prospective buyers visit the property in person, ask relevant questions, and verify all details independently.

We take our duty of care seriously and make every reasonable effort to ensure the information we present is correct. However, some details are based on information provided by the seller or third parties. Additionally, please note that floor plan measurements may be rounded, and distances are approximate.

\* Recorded from the Energy Performance Certification – actual costs may vary depending on use and supplier rates.







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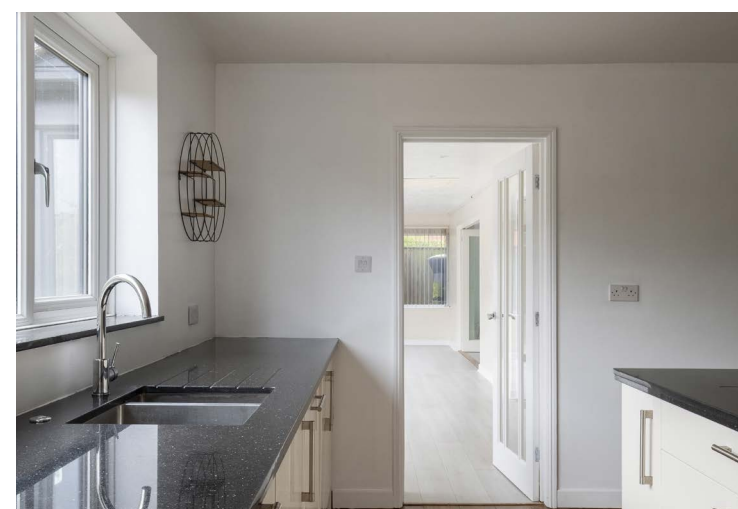
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- CW from top left:
- Sun lounge detail
  - Alternate view of sun lounge
  - Kitchen detail
  - Kitchen detail with view into sun lounge





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- CW from top left:
- Deck patio area
  - Entrance hall and boot room
    - Utility room
  - Sunny south facing gardens







• Paston Drive facade



• Large Family friendly kitchen/dining area



• Sun lounge with tri-folding doors to deck patio



• Play room





• Living room



• Living room



• Entrance hall



• Office





• Cloakroom



• Landing



• Ensuite second bedroom

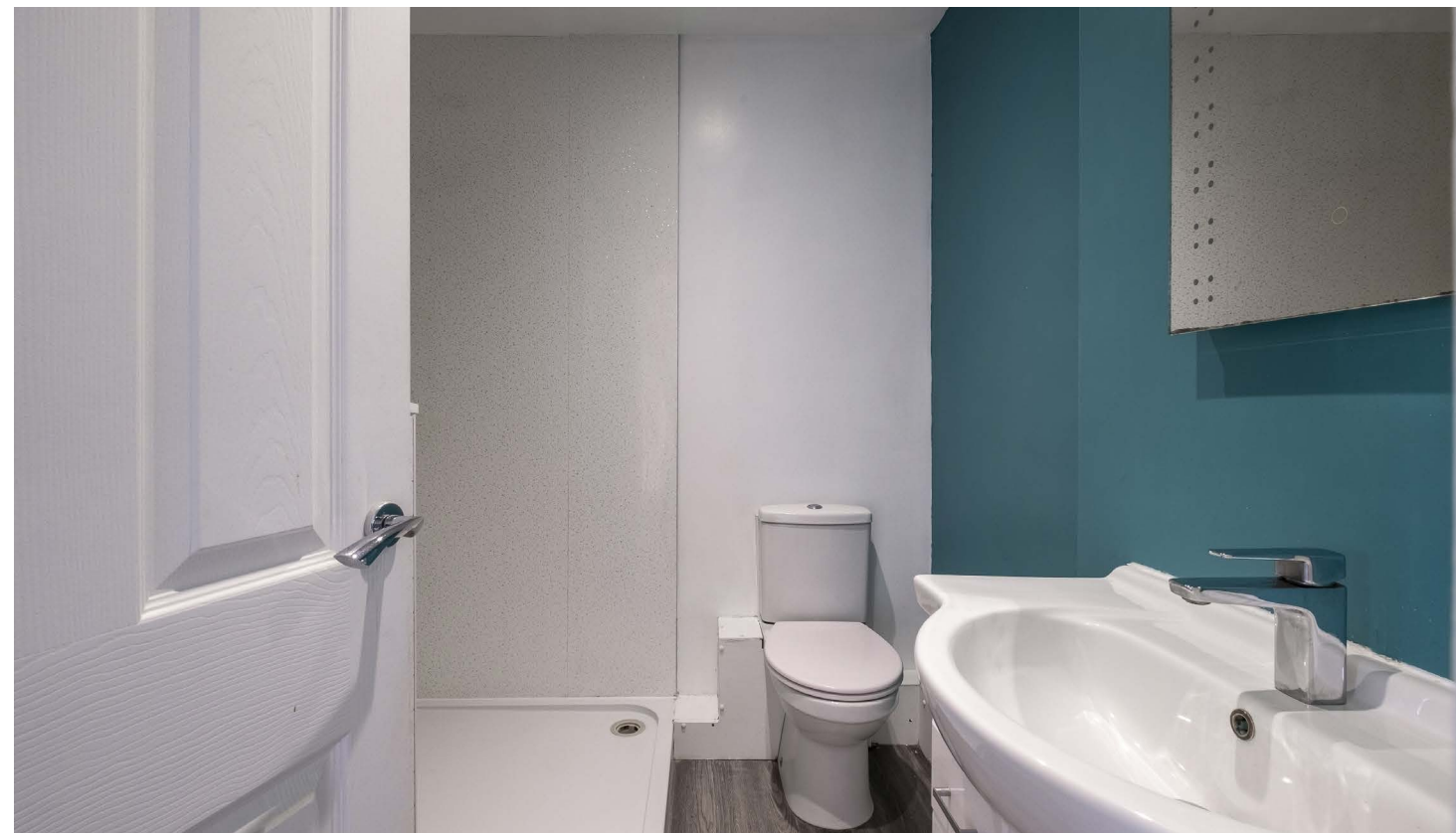


• Ensuite shower room





• Principle bedroom



• Principle ensuite



• Family bathroom



• Front bedroom





• Additional shower room



• Bedroom five

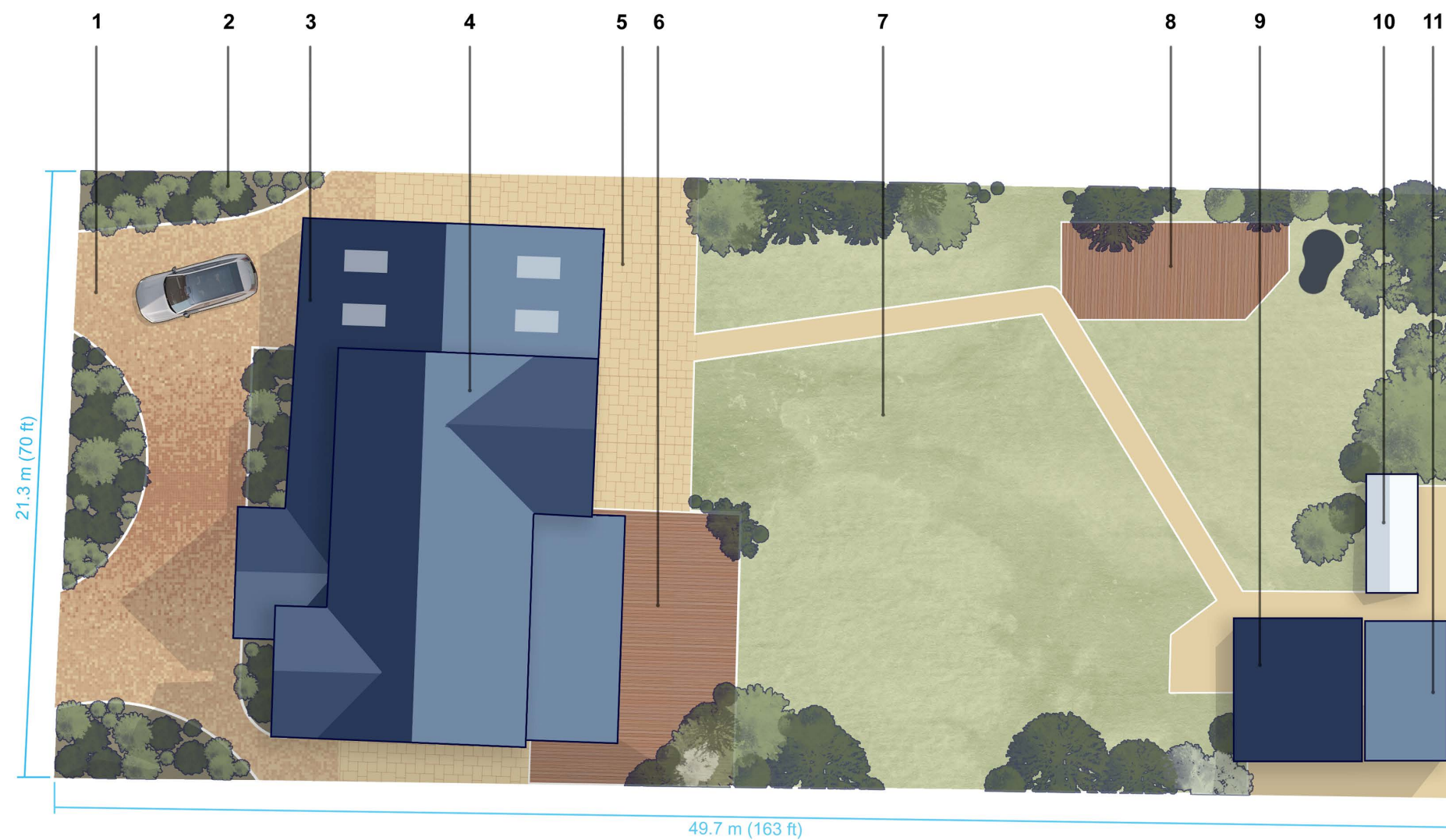


• Bedroom six



• Generous garden plot





1. Block paved in-out driveway
2. Mature herbaceous borders
3. Double integral garage
4. Residence
5. Paved patio
6. Sun deck
7. Lawned garden
8. BBQ deck area
9. Garden studio/home gym
10. Greenhouse
11. Storage shed

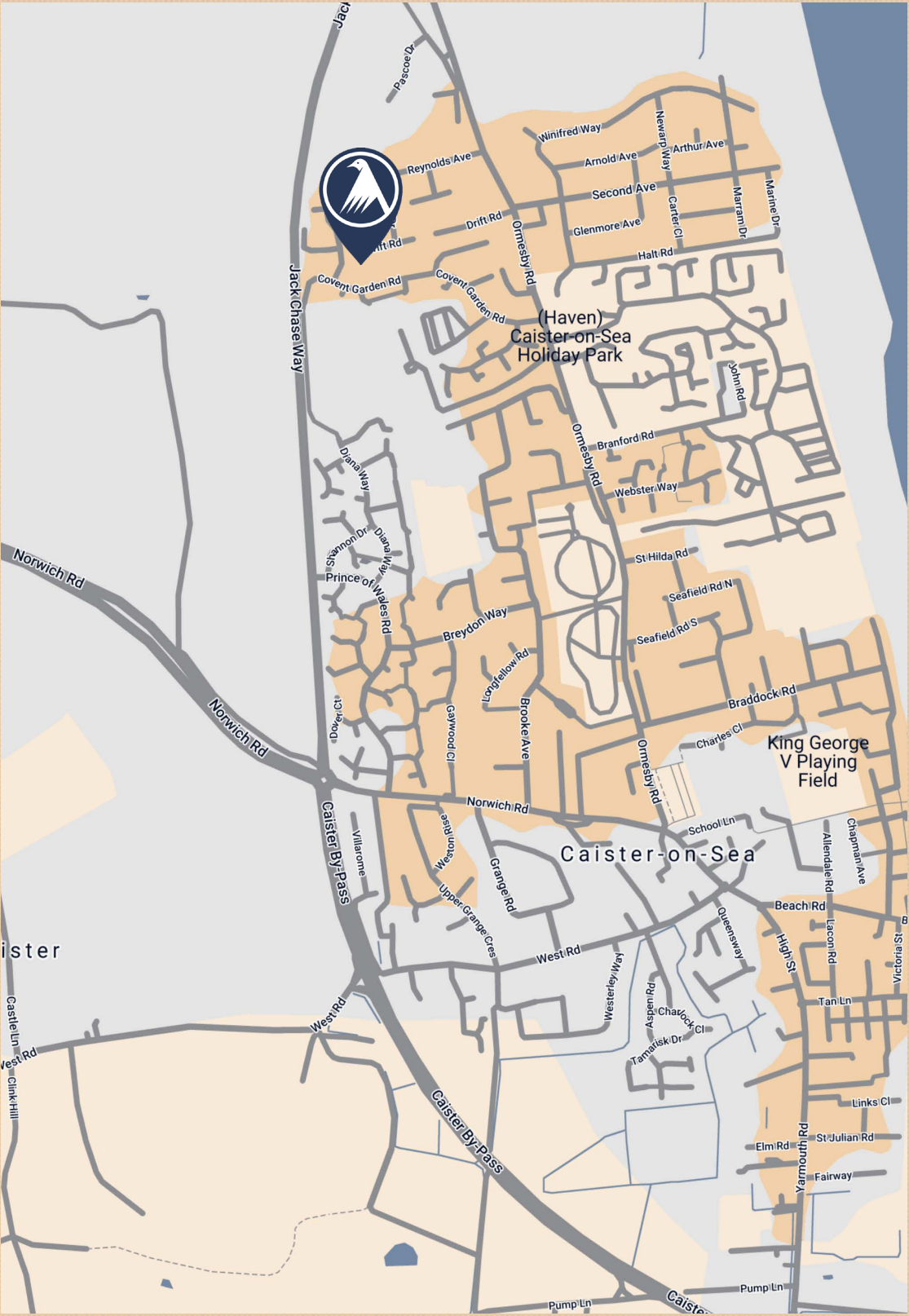
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Plan not to scale.





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