



ADDRESS
1 Breydon Way
Caister-On-Sea
Norfolk
NR30 5QZ

TENURE
Freehold

STATUS
Chain Free Sale

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‘A HAVEN OF LIGHT AND MODERNITY: CAISTER-ON-SEA. TUCKED AWAY ON A PEACEFUL RESIDENTIAL STREET, THIS FREEHOLD PROPERTY OFFERS A HAVEN OF TRANQUILLITY WITH EASY ACCESS TO COASTAL CHARM AND URBAN CONVENIENCE.’



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Type: Detached bungalow (freehold)

Beds: Three bedrooms

Baths: One family bathroom

Reception: Kitchen, living, conservatory

Garden: Front and rear gardens

Love: Quiet but accessible seaside village location

Status: Chain Free

The Tour:

Tucked away on a peaceful residential street near the village centre, the residence is approached via a brick weaved yard and gated driveway with carport and garage towards the rear.

Stepping through the secure gated entrance, you're greeted by a welcoming hallway leading to a thoughtfully designed modern kitchen. Boasting an abundance of cabinetry and expansive worktop area, this culinary hub is perfect for the home chef. Adjacent lies a west-facing living room bathed in natural light thanks to dual-aspect windows. The neutral colour palette throughout provides a blank canvas for personalisation, allowing you to create a space that reflects your unique style.

The property offers three well-proportioned bedrooms, each designed for relaxation. One bedroom cleverly doubles as a guest room with a pull-down bed and grants access to a large conservatory overlooking a south-facing lawned garden. Imagine balmy summer evenings spent barbecuing with loved ones in this idyllic space. Completing the picture is a fully tiled bathroom, exemplifying both functionality and elegance.

Points to Note:

Tenure: Freehold

Heating: Gas Central Heating via Combi Boiler

Windows: uPVC Double Glazed

Construction: Cavity wall construction

Average Heating & Lighting Costs: £59 per month

Council Tax: GYBC Band C (£1,974.81)

Energy Performance: D 63

The Area:

Nestled along Norfolk's picturesque coastline, Caister-on-Sea exudes a timeless maritime charm. This tranquil haven, just 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 within close reach.

Families will find a wealth of educational options in Caister-on-Sea and the neighbouring Great Yarmouth. Esteemed primary schools foster a nurturing environment for young minds, while a range of secondary schools and colleges ensures a seamless educational journey.

From charming independent stores to well-known retail chains, Caister-on-Sea caters to your everyday needs. For a wider selection, the vibrant Great Yarmouth town centre is a short drive away. Beyond shopping, Caister Beach beckons with its golden sands, perfect for leisurely strolls, sandcastle-building, or simply soaking up the coastal atmosphere.

History buffs will be enthralled by the 15th-century Caister Castle, housing a fascinating Motor Museum. The operational Caister Lifeboat Station offers a glimpse into the town's maritime heritage. For a taste of nature, the Norfolk Broads National Park is a short drive away, offering boating, birdwatching, and breathtaking natural beauty. Thrigby Hall Wildlife Gardens allows for close encounters with exotic animals, while traditional pubs and eateries provide opportunities to savour locally sourced cuisine in a relaxed atmosphere.

This light-filled, modern home presents an idyllic opportunity to embrace a serene seaside lifestyle in Caister-on-Sea. With its coastal allure, diverse amenities, and rich surrounding landscape, this property offers the perfect blend of tranquillity and adventure.

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.

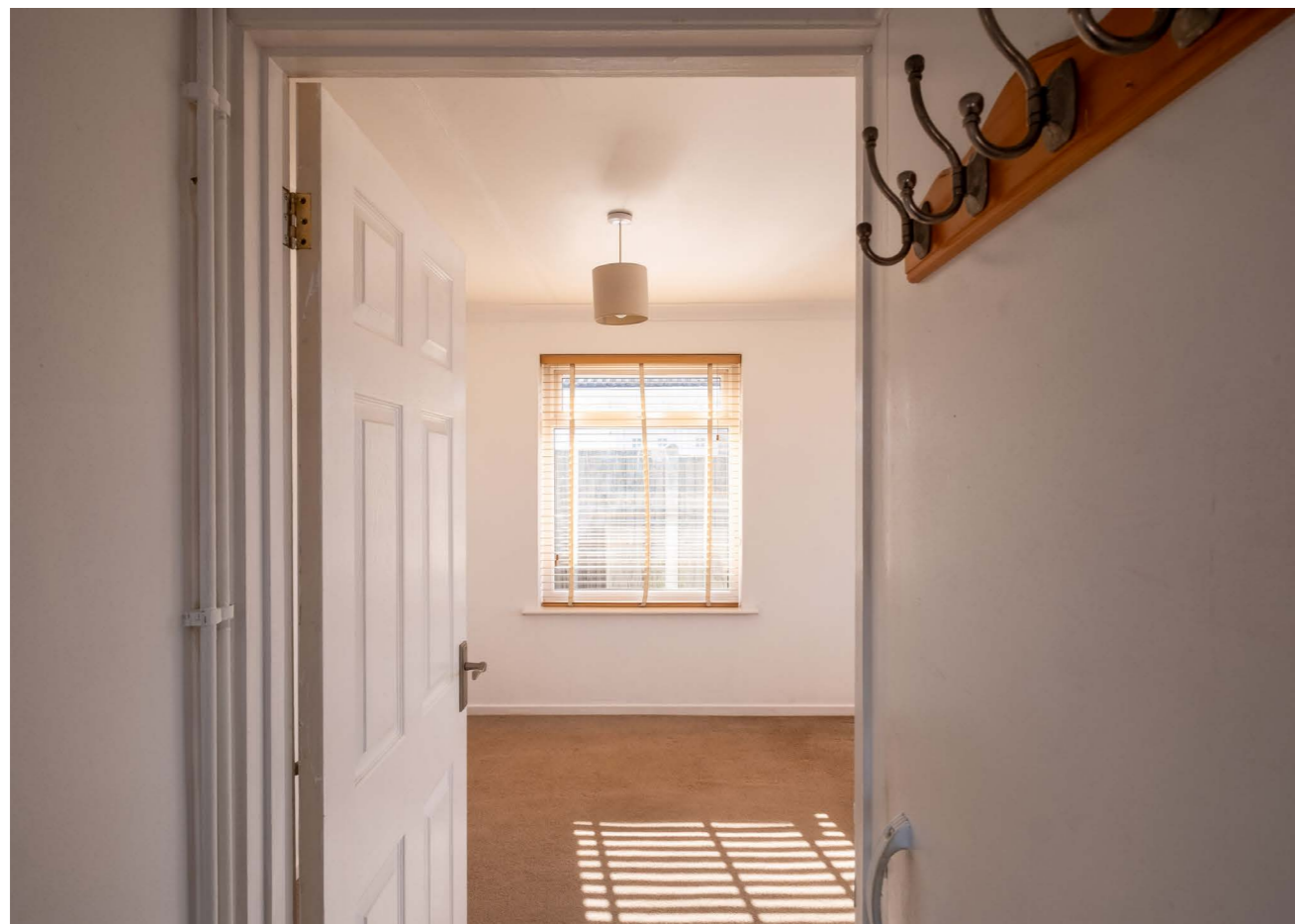
Larkes has not conducted tests on any services, appliances, or specific fittings - prospective purchasers are advised to inspect the property themselves. All fixtures, fittings, and furniture not expressly itemised within these particulars are deemed removable by the vendor.



Kitchen



Kitchen



Entrance hall and view into living room



Sun filled living room



Front bedroom



Family bathroom



Bathroom detail



Rear bedroom



Geust bedroom



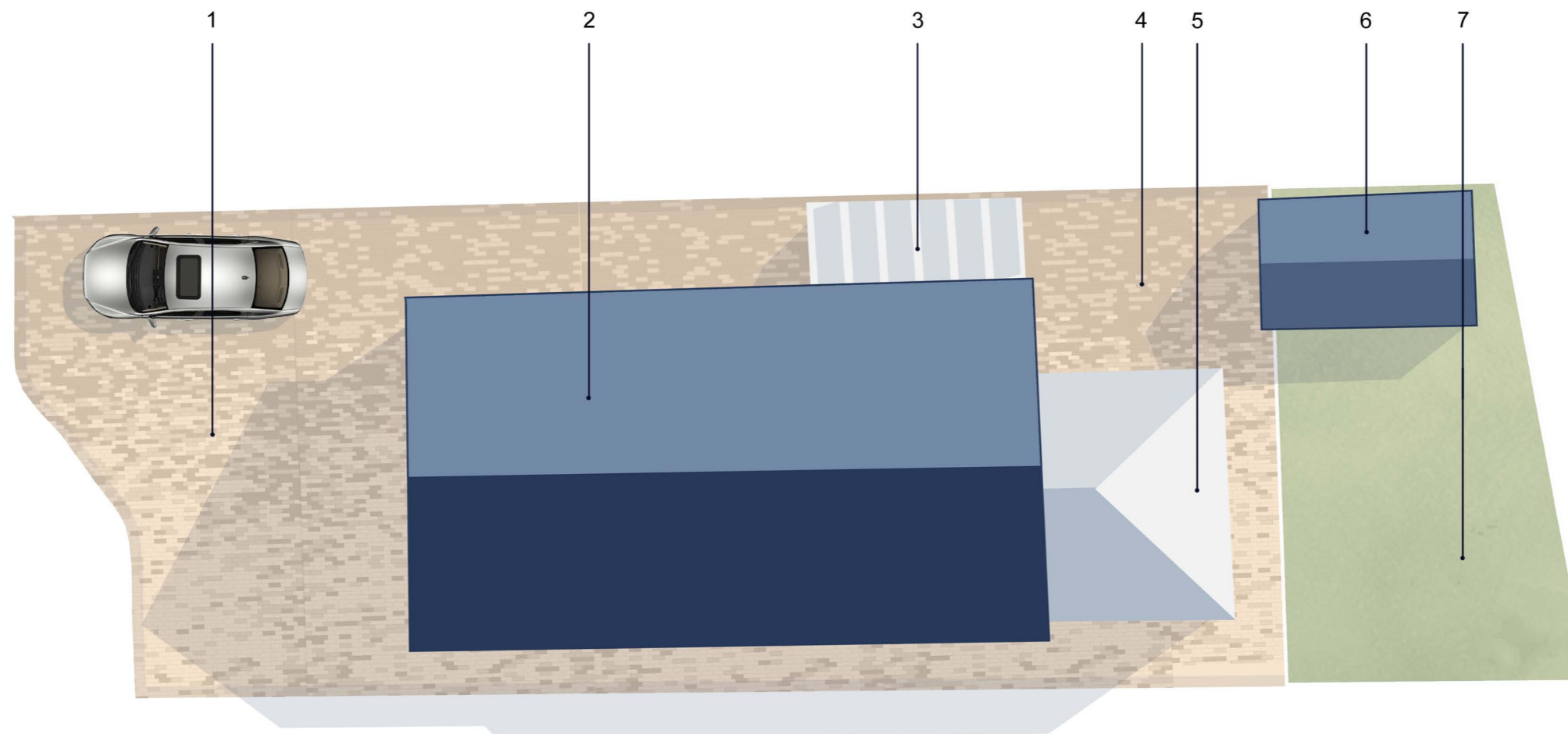
View into conservatory



Conservatory



South facing rear garden



- | | |
|-------------------|-----------------|
| 1. Front driveway | 5. Conservatory |
| 2. Residence | 6. Garage |
| 3. Car port | 7. Lawn |
| 4. Patio | |

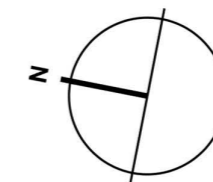


Illustration for identification purposes only, measurements are approximate and recorded from OS Map Data provided by NCC Map Explorer. Plan not to scale.

MAIN AREA 77.5 SQ M (835 SQ FEET)
GARAGES 10.2 SQ M (110 SQ FT)
TOTAL AREA 87.7 SQ M (945 SQ FT)

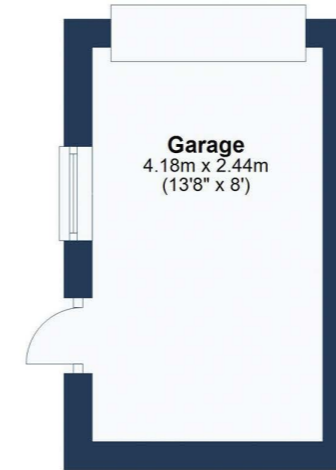
Ground Floor

Approx. 77.5 sq. metres (834.6 sq. feet)

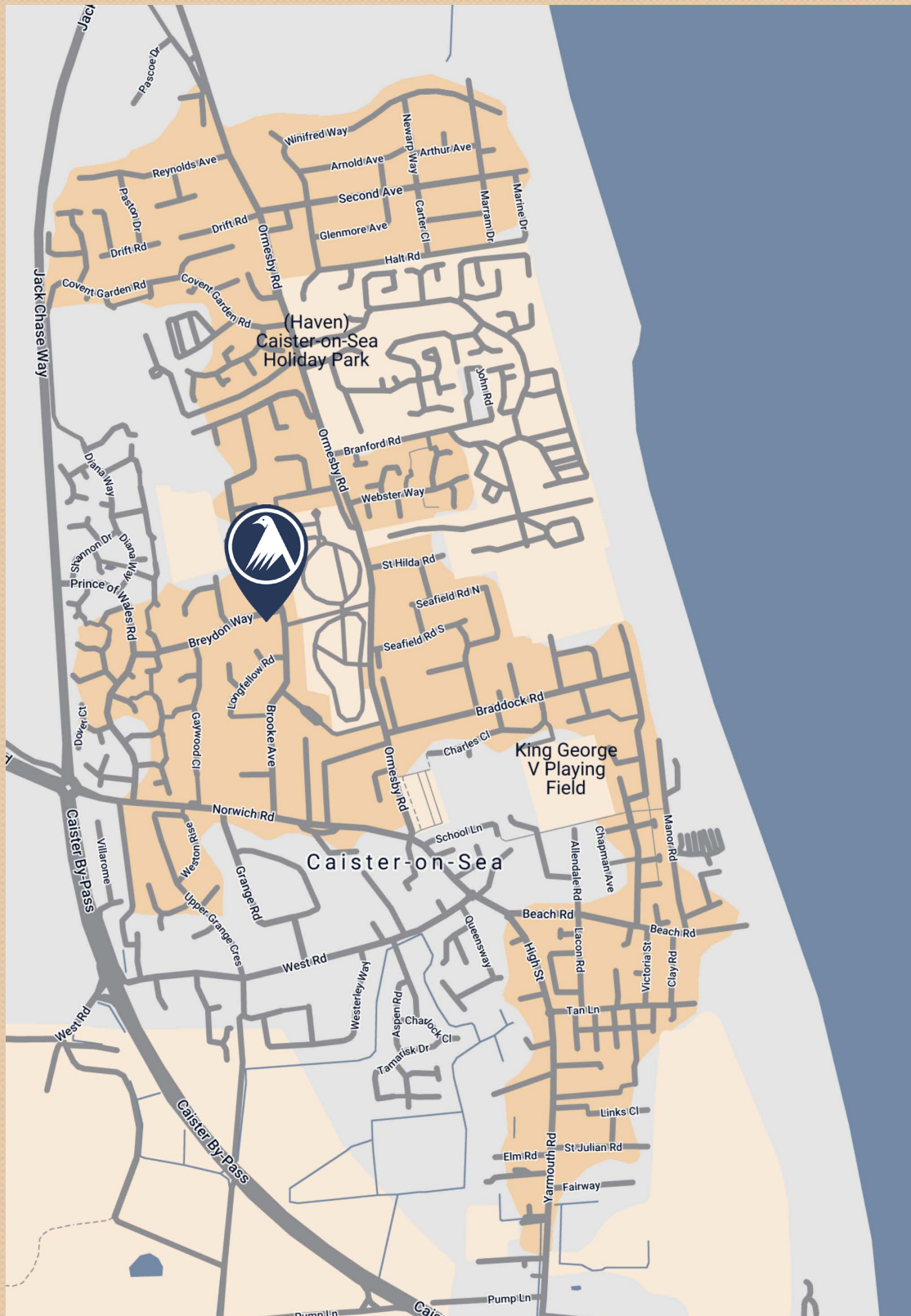


Outbuilding

Approx. area 10.2 sq. metres (109.9 sq. feet)



Ref: 7343



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