



ADDRESS

25 Manor Road
Caister-On-Sea
Norfolk
NR30 5HG

TENURE

Freehold

STATUS

Chain free sale

L  LARKES

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

**“CHAIN-FREE COASTAL HOME WITH
PRIVATE PARKING, MOMENTS FROM THE
BEACH.”**



**FIND
YOUR
NEST**

25 Manor Road, Caister-on-Sea, Great Yarmouth, NR30 5HG

Freehold | 615.5 sq ft / 57.2 sq m

The Tour:

Positioned within one of Norfolk's most enduring seaside villages, this smartly presented two-bedroom home offers an immediately comfortable coastal base, equally suited to first-time buyers, investors, downsizers, or those seeking a low-maintenance lock-up-and-leave retreat.

Set behind a practical covered car port, the house opens to a bright entrance porch and into a well-proportioned living room, where a broad front window draws in natural light throughout the day. Calm neutral tones and a simple palette enhance the sense of space, creating an inviting principal reception room.

To the rear, the kitchen/dining room has been thoughtfully updated with contemporary white cabinetry, timber-effect worktops, tiled splashbacks and integrated cooking appliances. There is ample room for everyday dining, while a glazed rear door connects directly to the garden. A separate ground-floor WC adds welcome convenience.

Upstairs, two bedrooms are arranged off the landing. The principal bedroom is generously scaled with space for additional furniture, while the second room is ideal as a guest room, nursery or study. Serving both is a well-kept shower room, fitted with a corner enclosure and contemporary wall panelling.

Outside, the rear garden is enclosed and easy to maintain, with paved seating areas and established planting offering a private spot for morning coffee or evening sun. Offered chain free, the property is ready for a smooth onward move.

The Area:

Caister-on-Sea is cherished for its broad sandy beach, dunes and traditional coastal atmosphere, all while remaining practical for year-round living. Manor Road is well placed for access to local shops, supermarkets, cafés and everyday amenities, with regular transport links into Great Yarmouth and Norwich beyond.

The nearby coastline offers excellent walking routes, sea swimming, golf and open skies in abundance, while the Norfolk Broads lie within easy reach for boating and nature pursuits. Great Yarmouth provides rail connections, wider retail provision and leisure facilities, making this an appealing primary residence or weekend escape.



Kitchen dining area

Points to Consider:

Tenure: Freehold

Construction: Semi-detached house (assumed standard construction)

Fenestration: Fully double glazed

Heating: Gas central heating

Energy Performance Rating: C 75

*Average Heating & Lighting Costs: Approx. £902 per annum**

Council Tax: Band B (£1,892.14)

Broadband: Standard up to 16 Mbps | Superfast up to 48 Mbps | Ultrafast up to 1800 Mbps†

School Catchment: Caister Infant with Nursery School, Caister Junior School, Caister Academy

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.

* Figures taken from EPC estimate and may vary depending on usage and supplier rates.

† Source: Ofcom broadband availability checker – subject to provider and package.



Kitchen detail



Living room



**FIND
YOUR
NEST**



Rear garden



Shower room



Shower room



Rear lobby and WC



FIND
YOUR
NEST



Front bedroom



Rear bedroom



Garden



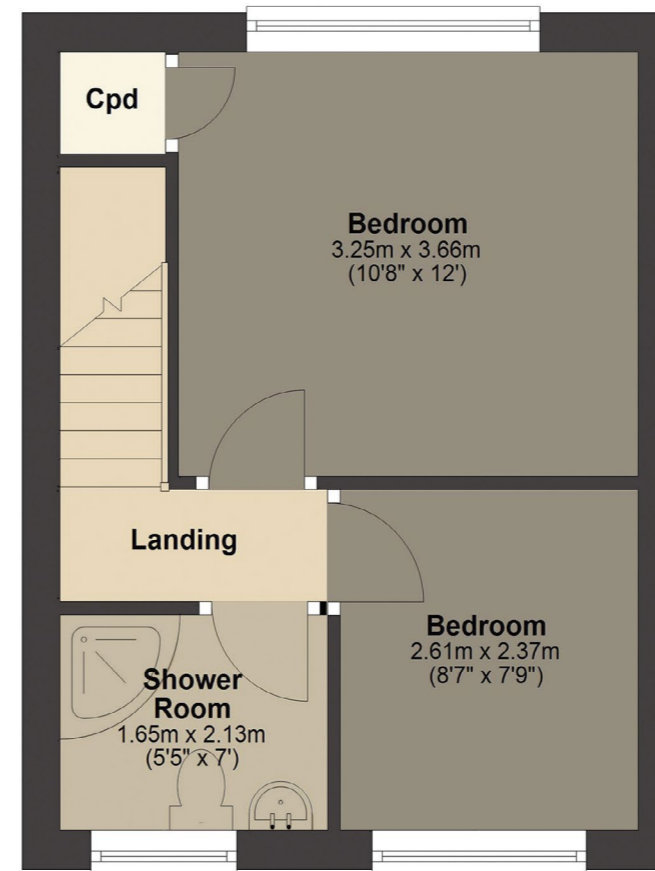
Caister lifeboat museum and cafe nearby

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

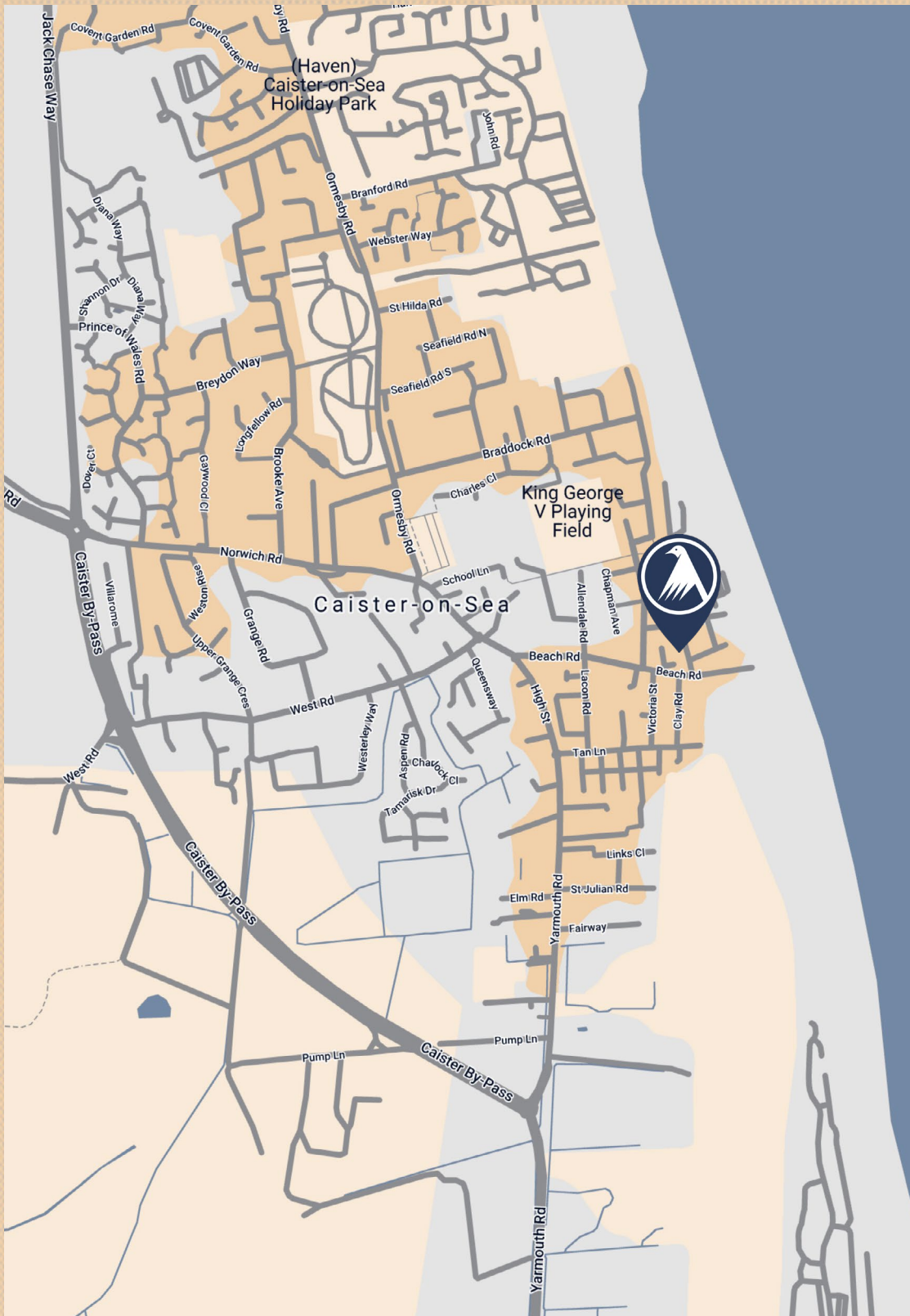
Ground Floor
 Approx. 29.8 sq. metres (320.3 sq. feet)
 (excluding Car Port)



First Floor
 Approx. 27.4 sq. metres (295.2 sq. feet)



Ref: 7407



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