



Caysteward, Great Yarmouth - NR30 4AS

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& WATSON**

HYBRID ESTATE AGENTS



Caysteward

Great Yarmouth

Sitting between the popular seaside resorts of Caister-On-Sea and Great Yarmouth, this DETACHED BUNGALOW offers over 1,425 SQ. FT. (stms) of spacious and VERSATILE ACCOMMODATION, thoughtfully modernised and improved by the current owners. Step inside to a welcoming HALLWAY that leads to a stunning NEWLY FITTED KITCHEN, perfect for culinary enthusiasts with UNDERFLOOR HEATING, and a CONTEMPORARY SHOWER ROOM, both finished to a high standard serving each of the FOUR BEDROOMS within the home. A SUBSTANTIAL 27' GARDEN ROOM EXTENSION creates a light-filled, open-plan living and dining area, ideal for entertaining or relaxing, while a dedicated HOME OFFICE/STUDIO offers the perfect space for remote work or creative pursuits. The property also benefits from a CONVERTED GARAGE SPACE and a RECENTLY MODERNISED GAS CENTRAL HEATING SYSTEM (2026), ensuring comfort throughout the year. Fully owned SOLAR PANELS offer significant energy savings, complemented by a full REWIRE and BRAND NEW DOUBLE GLAZED WINDOWS throughout. A LARGE DRIVEWAY provides ample off-road parking, and the GARAGE features an ELECTRIC ROLLER DOOR for added convenience. The rear garden has been LANDSCAPED to create a LOW-MAINTENANCE yet attractive setting to enjoy the warmer months



being offered in a LOW-MAINTENANCE condition while a large DRIVEWAY to the front of the home offers AMPLE OFF ROAD PARKING.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Detached Bungalow Ideally Situated Between The Seaside Resorts Of Caister-On-Sea & Great Yarmouth
- Substantial Accommodation Giving Over 1425 Sq. Ft Of Versatile Living (stms) Including A Converted Garage Space
- Considerably Modernised & Improved By The Current Owners To Include A New Kitchen & Bathroom
- Recently Modernised Gas Central Heating (2026) Plus Fully Owned Solar Panels
- Four Bedrooms Each Having Use Of The Modern Shower Room & Additional WC
- 27' Garden Room Extension Plus Home Office/Studio
- Landscaped Rear Garden Creating A Low Maintenance Haven That Provides Privacy From Every Corner
- Large Driveway Plus Garage With Electric Roller Door

The property is situated within Great Yarmouth town, situated on the East Coast of Norfolk. The town is located with excellent transport links around the county and into Norwich by both road and rail. The town offers a variety of amenities including schooling, medical services and shopping both in and out of town.



SETTING THE SCENE

The property sits back from the street behind a low-level brick wall, where a widened driveway allows for the parking of multiple vehicles on each the brick weave drive and shingle bedding to the front of the home. Access to the property comes to the right-hand side, where an electric roller door is fitted to the front of the garage with newly installed composite front door leading into the central hallway.

THE GRAND TOUR

Once inside, the bright and neutral décor of the home becomes apparent, where a central hallway gives access to all living accommodation within the home. Within the property, four bedrooms are offered, with three being more than capable of hosting a double bed. The main bedroom initially comes to the right-hand side of the home, laid with all wooden effect flooring and benefiting from the addition of mirrored built-in wardrobes. Stepping through a versatile fourth bedroom, an impressively sized 27-foot garden room extension runs the width of the home at the very rear, creating a further living space to be enjoyed. Off to the side is a personal door taking you directly into the garage, where a converted studio at the very rear has been fully insulated and fitted with central heating and double-glazed windows to create the perfect working from home space.

Towards the very front of the property, a spacious sitting room is again laid upon solid wooden flooring, Where large uPVC double-glazed windows have been recently installed by the current owners, much like the rest of the home, to allow natural light to penetrate every corner of the room. Due to its large conventional size, a potential choice of layout of soft furnishings could be had within the space, with sliding pocket doors seamlessly separating this area from the kitchen and dining room. This space is accessed from each the hallway and sitting room, where a fully modernised kitchen is set upon attractive tiled flooring complete with underfloor heating, where a wide array of base-mounted storage units give way to integrated appliances to include a dishwasher, washing machine, and drinks fridge with tall larder cupboard found next to the secondary access door towards the rear of the room. From the central hallway, the fully modernised family bathroom suite can be found, where a walk-in shower unit offers dual shower heads and a wide array of vanity storage with a fully tiled surround plus tall heated towel rail.

Sat just next door to this is a handy separate utility room, again fully re-tiled and decorated to a high standard, giving versatility for guests and family.

FIND US

Postcode : NR30 4AS

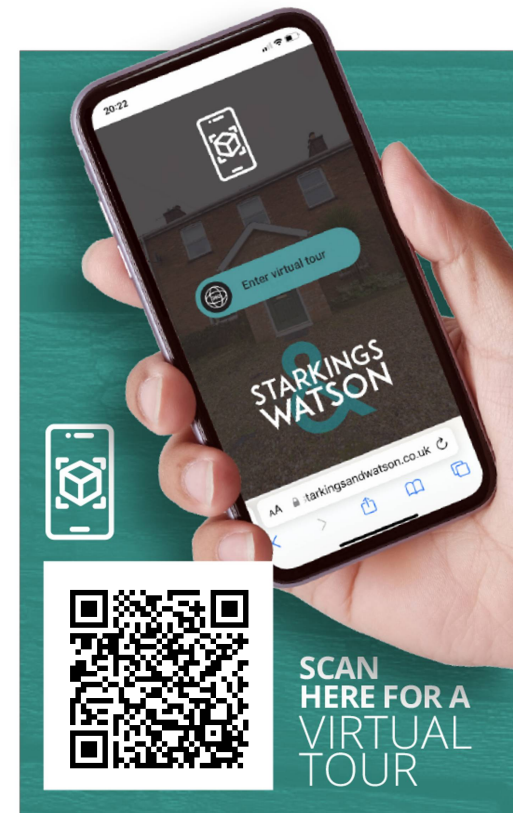
What3Words : ///inspector.fast.foil

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

Please note the solar panels are fully owned by the vendors with ownership transferable to the new occupants. These generate a substantial yearly saving in feedback from the grid, for more information please speak to the sales team.



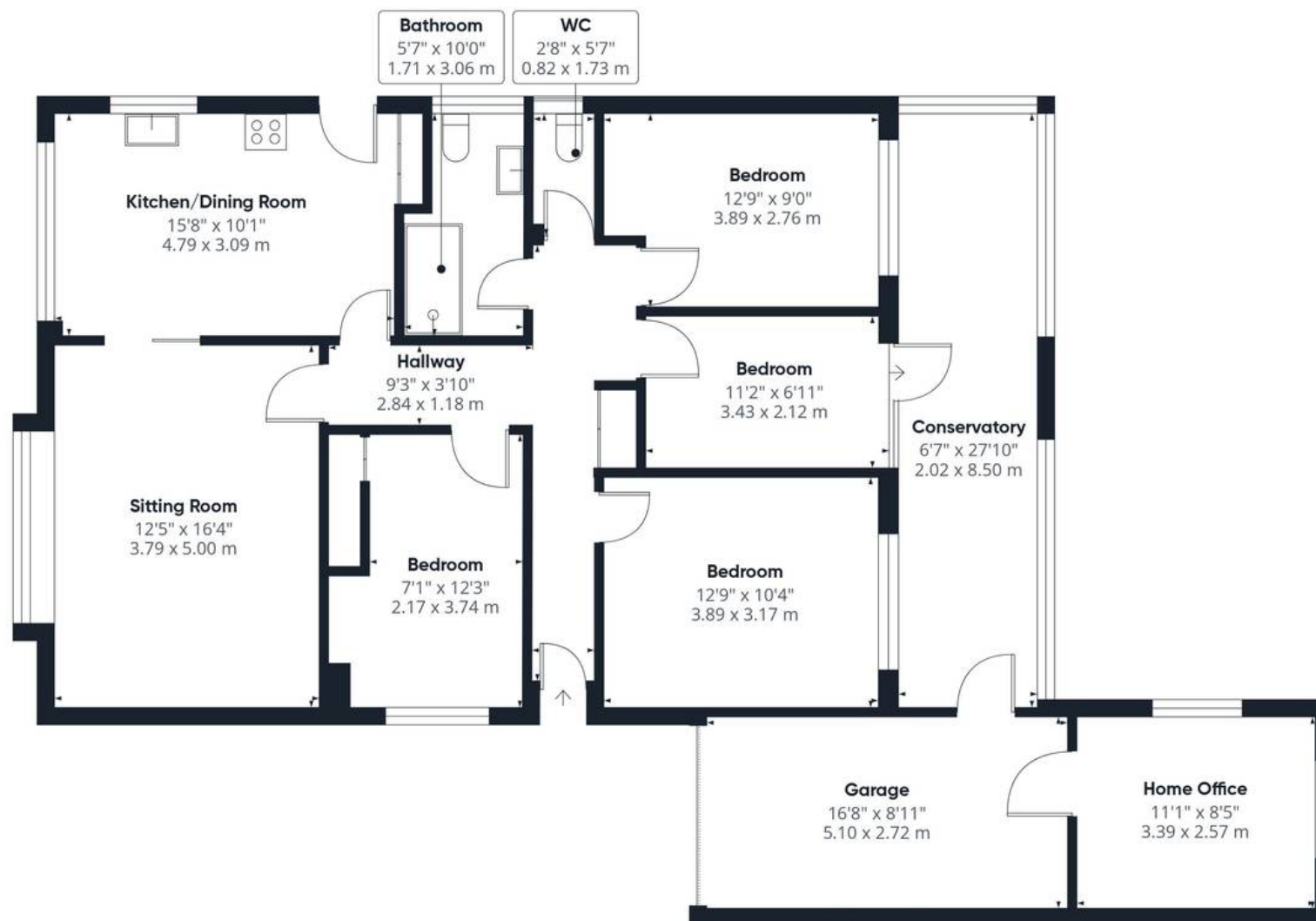




THE GREAT OUTDOORS

The rear garden has been meticulously landscaped by the current owners to create a private haven to enjoy the warmer months. Flagstone patio gives the ideal area for garden furniture, whilst high-quality artificial lawn adds a vibrant feel of colour to the home, with raised bedding at the very back of the property planted with mature exotic trees to add to the ambience of the outside space. Nestled in the corner is a raised timber deck seating area complete with pergola and further raised planting beds to add more life to this impressive outside space.





Approximate total area⁽¹⁾

1426 ft²

132.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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