



5 Clink Hill
West Caister | Norfolk | NR30 5SW

A HOME WITH HEART



In a beautiful and peaceful setting, with just a handful of neighbours around,
this home offers a place to relax and unwind in peace.
Yet it's also close to the beach, the golf course, the shops and so much more,
offering the best of village life, coast and countryside.
A much-loved home to the owners for almost 30 years, it's perfect for any family
or for a couple who love to entertain, and offers a warm welcome to all!



KEY FEATURES

- A Handsome Detached Family Home in the Sought After Village of West Caister
- Four Bedrooms and Family Bath/Shower Room
- The Principal Bedroom benefits from an En-Suite Shower Room
- Spacious Open Plan Kitchen/Garden Room
- Two Further Reception Rooms
- Separate Utility Room with WC
- Private Enclosed Rear Garden with Decking Areas
- Garden Office offering a Secluded Working Space
- Single Garage and Driveway providing Parking
- The Accommodation extends to 1,595 sq.ft
- Energy Rating: D

The owners of this happy home have celebrated so many special occasions here and the house lends itself to hosting a crowd with ease. It also offers the space for family to spread out, with well proportioned rooms and a delightful landscaped garden. It's all set on a quiet and characterful road, walking distance from all the amenities of Caister-on-sea.

Ticking Every Box

This handsome home was built on the site of two former farm worker's cottages, for those working on the agricultural land surrounding the houses along the lane. Some of the residents along the road today are relatives of the farming family - once you live here, you won't want to leave! The current owners of the property fell in love with the location and with the house itself. At the time they had a young family and wanted a place where they could put down roots and raise their children. This met every criteria on their wishlist - it's not overlooked, all the rooms are well proportioned, there's plenty of parking and a garage and the garden is a generous but manageable size. It's proved to be an enormous success as a family home and is sure to do the same for its new owners.





KEY FEATURES

Making Memories

Over the years here, the owners have hosted their wedding party, their son's christening, a big millennium celebration, barbecues with friends and family, and so much more. They have also hosted bonfire and firework night with the neighbours along the lane. In fact, the neighbours have become true friends - arriving with welcome cards and gifts when the owners moved in, and the owners are still in touch with them today. Christmas is always special here - the garden room has a vaulted ceiling, so you can have a huge tree beautifully decked out, in addition to your main sitting room festive decor. On the ground floor, you have a layout that's flexible, with the main sitting room running the full length of the house on one side, then two further reception rooms, one either side of the kitchen, so you can have a study, playroom, formal dining room, or whatever it is you need. There are three sets of French doors leading onto the garden, so you have a very easy flow between the inside and outside space. Upstairs, all four of the bedrooms are a good size, with a family bathroom and an en-suite to the master.

Coast And Countryside

The owners love watching the wildlife in their garden and across the surrounding countryside, with pheasants walking over the lawn and deer peeping through the trees as they roam the fields. On occasion, you can even see deer walking down the lane. The owners have a dog and have enjoyed exploring the many beautiful walks on the doorstep, as well as the beach, the castle and the vintage car collection in the village. A two-minute drive or 20-minute walk takes you into Caister-on-sea, where, as well as the beach, you have supermarkets, takeaways, a gym and spa, schools, a medical centre and more. You're incredibly close to everything here, yet when you go back home you feel away from it all. You couldn't ask for a better location!





























INFORMATION



On The Doorstep

West Caister is a small rural village located approximately half a mile from Caister-on-Sea. Caister-on-Sea is a popular coastal village approximately 3 miles north of Great Yarmouth. There are a variety of local shops including a Tesco's, a post office, public houses, take aways, a dentist and a doctors surgery. There are also schools for all ages, a golf course and regular bus services to Great Yarmouth. Caister also boasts Roman ruins, a sandy beach and its own historic castle. Caister Castle was built by Sir John Fastloff, he was the inspiration for William Shakespeare's Falstaff. It was built in the late 14th century and has a national renowned vintage car company.

How Far Is It To?

The market town of Acle, 8 miles away, offers a train link leading you into the city of Norwich and other key locations around the Norfolk countryside. There are plenty of schools in the area and Acle offers a variety of restaurants, public houses and is well situated for local and national chain supermarkets. The North Norfolk coast is within easy reach making the recreational facilities in the area excellent.

Directions

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Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage via Septic Tank

Cable Broadband Available

Mobile Phone Reception - varies depending on network provider

Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability

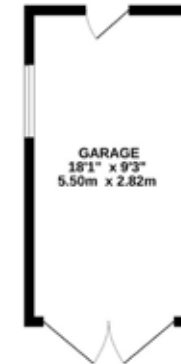
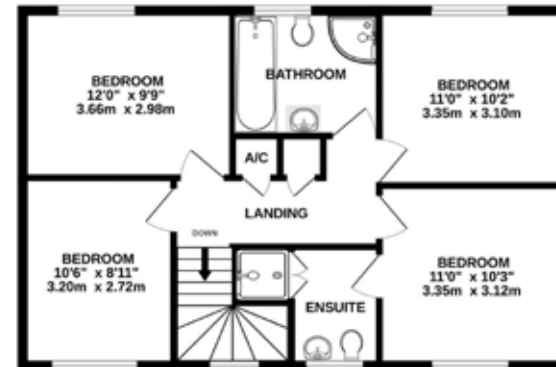
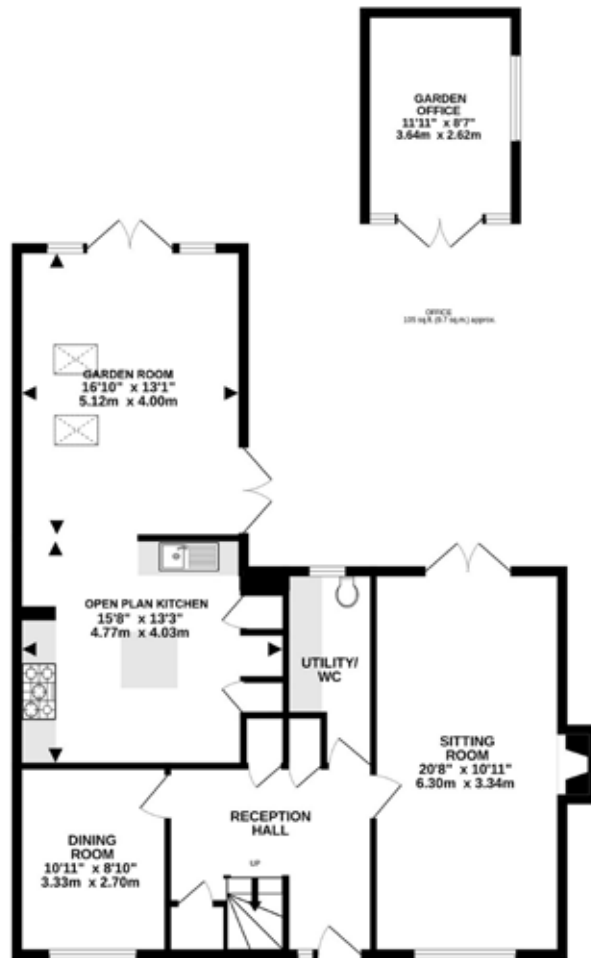
Great Yarmouth Borough Council - Council Tax Band D

Freehold

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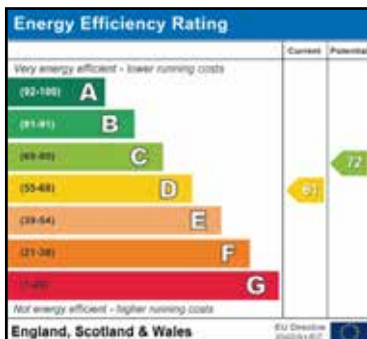
GARAGE
187 sq.ft. (17.3 sq.m.) approx.

GROUND FLOOR
944 sq.ft. (87.7 sq.m.) approx.

1ST FLOOR
953 sq.ft. (88.3 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING OUTBUILDINGS) : 1595 sq.ft. (148.3 sq.m.) approx.
TOTAL FLOOR AREA : 1867 sq.ft. (173.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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For a free valuation, contact the numbers listed on the brochure.





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