28 | Coxswain Read Way | Caister-On-Sea | NR30 5AW

Guide Price £300,000

BUTTERFLY

SALES, LETTINGS & PROPERTY MANAGEMENT

The Features

- Guide Price £300,000 - £325,000
- Extended five-bedroom semi-detached family home
- Spacious and versatile accommodation throughout
- Lounge with bay window plus separate dining/garden room with rooflights and French doors.
- Fitted kitchen with central island and breakfast bar
- Ground floor double bedroom with en-suite and external access
- Four first floor bedrooms, including main bedroom with en-suite
- Family shower room plus ground floor WC
- Low-maintenance enclosed rear garden with useful outbuilding
- Driveway parking and popular Caister-on-Sea location

About the Property

If you're looking for a spacious family home with versatile accommodation, then this extended five bedroom semi-detached property in the popular coastal village of Caister-on-Sea could be just what you're looking for. Offered with no onward chain, the property offers plenty of space for growing families, including two en-suite bedrooms, multiple reception areas and low-maintenance gardens.

Entering via the front door, the entrance hall leads through to a well proportioned lounge with bay window. Glazed bi-folding doors open into the fitted kitchen, which features a central island with breakfast bar, space for a range cooker and a range of fitted units. The kitchen flows through to the dining/garden room, with two rooflights and French doors opening onto the rear garden, providing a great space for everyday family living and entertaining.

A further benefit of the ground floor is the double bedroom with its own en-suite shower room and external access, making it ideal for guests, extended family or those looking for flexible accommodation. A separate ground floor WC completes the accommodation on this level.

Upstairs, the landing provides access to four further bedrooms, including the main bedroom with its own en-suite bathroom, along with a separate family shower room.

The property is situated within the popular coastal village of Caister-on-Sea, conveniently located for local shops, schools, amenities and the sandy beach, with Great Yarmouth just a short drive away.

The Outside

To the front, the property benefits from a resin driveway providing off-road parking, with a low-maintenance frontage, decorative railings and gated access.

The enclosed rear garden has been designed with ease of maintenance in mind, featuring a paved patio and artificial lawn, providing space for outdoor seating and entertaining.

There is also a useful outbuilding with bi-folding doors, along with an additional storage area and garden shed, offering further versatility for storage or other uses.

Location Overview

Coxswain Read Way is a residential cul-de-sac, with the property situated opposite a children's play park and conveniently positioned for local amenities, including Caister Infant and Junior Schools and Caister Academy. The nearby town of Great Yarmouth offers a wider range of shopping, leisure and entertainment facilities, along with railway connections to Norwich. Regular bus services also connect Caister with the surrounding area.

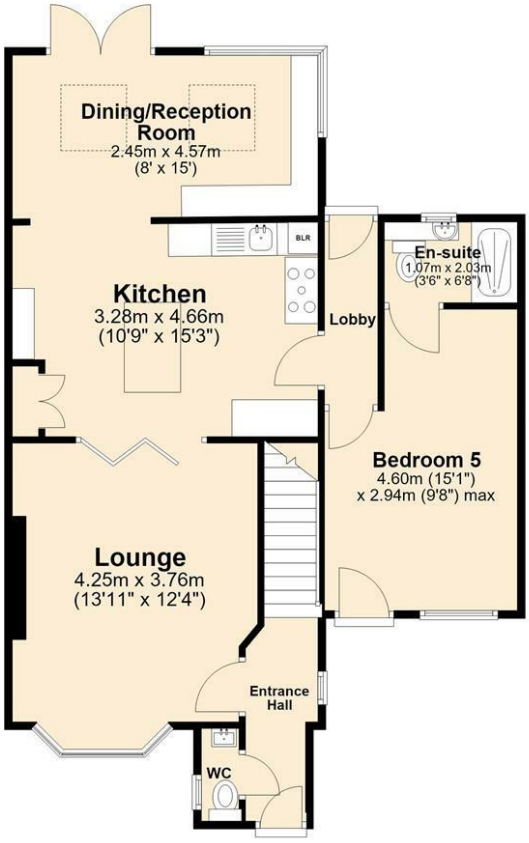
Caister-on-Sea is a popular coastal village situated just north of Great Yarmouth, offering a good range of everyday amenities, including supermarkets, independent shops, cafés, pubs, schools and healthcare facilities. The village is also well known for its sandy beach and access to the Norfolk coastline.

Anti-Money Laundering (AML) Checks

In line with Anti-Money Laundering regulations, we are required to carry out identification and verification checks on all purchasers once an offer has been accepted. To complete these checks, we use a secure electronic verification system via Hipla. A non-refundable fee of £25 + VAT (£30 including VAT) per purchaser will be payable to cover the cost of these checks. This fee is required prior to the issue of the Memorandum of Sale, and all purchasers must complete the verification process to enable the transaction to proceed.

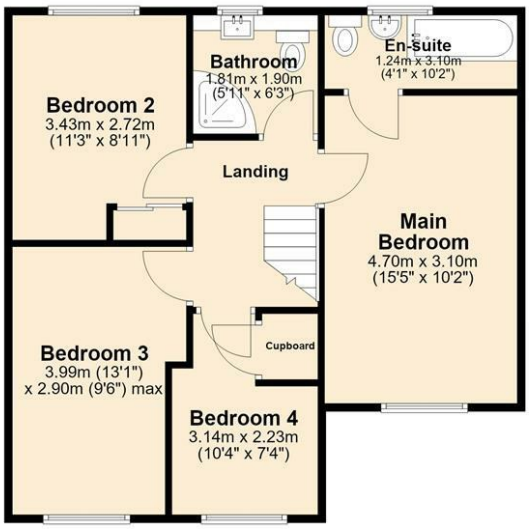
Ground Floor

Approx. 67.7 sq. metres (728.9 sq. feet)



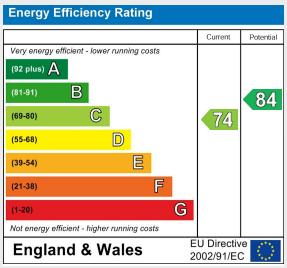
First Floor

Approx. 55.4 sq. metres (595.8 sq. feet)



Total area: approx. 123.1 sq. metres (1324.7 sq. feet)

Every effort has been made to ensure the accuracy of the floorplan provided. However, measurements of doors, windows, rooms, and other items are approximate, and no responsibility is accepted for any errors, omissions, or inaccuracies. This floorplan is for illustrative purposes only and should be used as such by prospective tenants. The services, systems, and appliances depicted have not been tested, and no guarantee is made regarding their functionality or efficiency.
Plan produced using PlanUp.



Tenure: Freehold

Council Tax Band: C

Local Authority: Great Yarmouth

You can also scan the QR code to view the property online. This will take you directly to our website, where you'll find additional photos, detailed floorplan, and all the key information in line with Parts A, B, and C of the Material Information guidance for property listings. You'll also be able to browse our other available properties there.

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