



Brooke Avenue, Caister-On-Sea - NR30 5RL





## Brooke Avenue

Caister-On-Sea, Great Yarmouth

NO CHAIN. This LINK DETACHED BUNGALOW is perfectly positioned within an EVER POPULAR COASTAL VILLAGE LOCATION, offering spacious and versatile accommodation. Step inside to a welcoming ENTRANCE HALLWAY that leads to a LARGE 20' KITCHEN/DINING ROOM, ideal for family gatherings or entertaining, with direct ACCESS TO THE REAR GARDEN for seamless indoor-outdoor living. The 19' SITTING ROOM flows effortlessly into a BRIGHT SUN ROOM, featuring FRENCH DOORS that open onto the garden, creating a lovely space for relaxation and enjoying views of the outdoors. TWO DOUBLE BEDROOMS are positioned at the front of the property, overlooking the attractive FRONT GARDENS and set well back from the street for added privacy and peace. The property benefits from UPDATED GAS CENTRAL HEATING (installed in 2024) and a BRAND NEW SHOWER ROOM (fitted in 2025), ensuring modern comfort and convenience throughout. With all accommodation arranged on one level, this bungalow offers easy living and flexibility for a variety of lifestyles, and is within WALKING DISTANCE TO THE BEACH and local amenities, making it an ideal coastal retreat or permanent home. The rear garden enjoys a truly PRIVATE feel in ever corner with a tree lined backing with access into the GARAGE with DRIVEWAY sat in front giving ample OFF ROAD PARKING.





Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- No Chain!
- Link Detached Bungalow Offered Within This Ever Popular Coastal Village Location
- Large 20' Kitchen / Dining room With Access To The Rear Garden
- 19' Sitting Room Backing Onto Sun Room With French Doors Onto Garden
- Two Doubled Bedrooms Looking Over The Front Gardens, Set Back From The Street
- Updated Gas Central Heating In 2024 & Brand New Shower Room Fitted In 2025
- Enclosed & Secluded Rear Garden with Tree Lined Views To The Rear
- Walking Distance to The Beach and Local Amenities

The property is located in the coastal village of Caister-on-sea, with a selection of shops, golf course and fitness centre. Caister is close to the coastal resort of Great Yarmouth that is 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 is set back from the street where mature shrubbery borders give way to open lawn, creating a private and vibrant feel to the front of the property, with footpath access to the side of the home on the right-hand side and driveway backing onto a brick garage to the left.

## THE GRAND TOUR

Once inside, a central lobby is the first space to greet you and granting access to each of the two double bedrooms at the very front of the property, both enjoying uninterrupted views towards the front of the home with a private outlook, and each being more than capable of hosting a double bed with additional soft furnishings and storage solutions. To the right as you enter, a modern alteration has given the property a well-finished walk-in shower room complete with a fully tiled low-maintenance surround, tall heated towel rail, and built-in storage cupboard all being finished to a great standard in 2025. Towards the centre of the home, the property opens up in the form of a 19' sitting room with large open wooden effect flooring, leaving more than enough room for a potential choice of layout of soft furnishings, backing onto a versatile sunroom through double-glazed sliding doors. Due to the current lay out of the home there is potential to consider converting and expanding into the existing garage space in time if required (stp) adding further versatility to the indoor living space.

A secondary access point comes to the right-hand side of the home with a door into the kitchen, which is another generous living space measuring 20' in length and backing into the peaceful rear garden. Towards the front of the room, the flooring opens up to leave more than enough space for a formal dining or breakfast table, whilst a wide array of wall and base-mounted cabinetry offer extensive storage solutions. Within the kitchen, multiple spaces remain for freestanding white goods and appliances, with plumbing next to the sink for a washing machine or dishwasher.

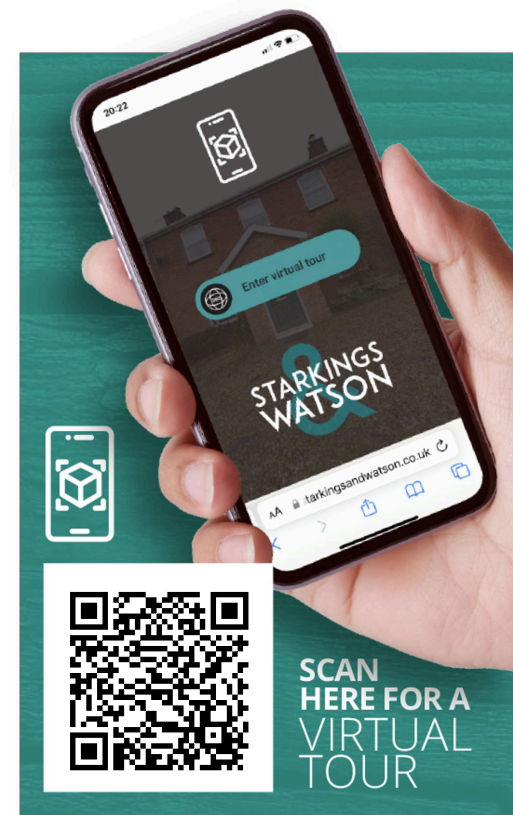
## FIND US

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## VIRTUAL TOUR

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









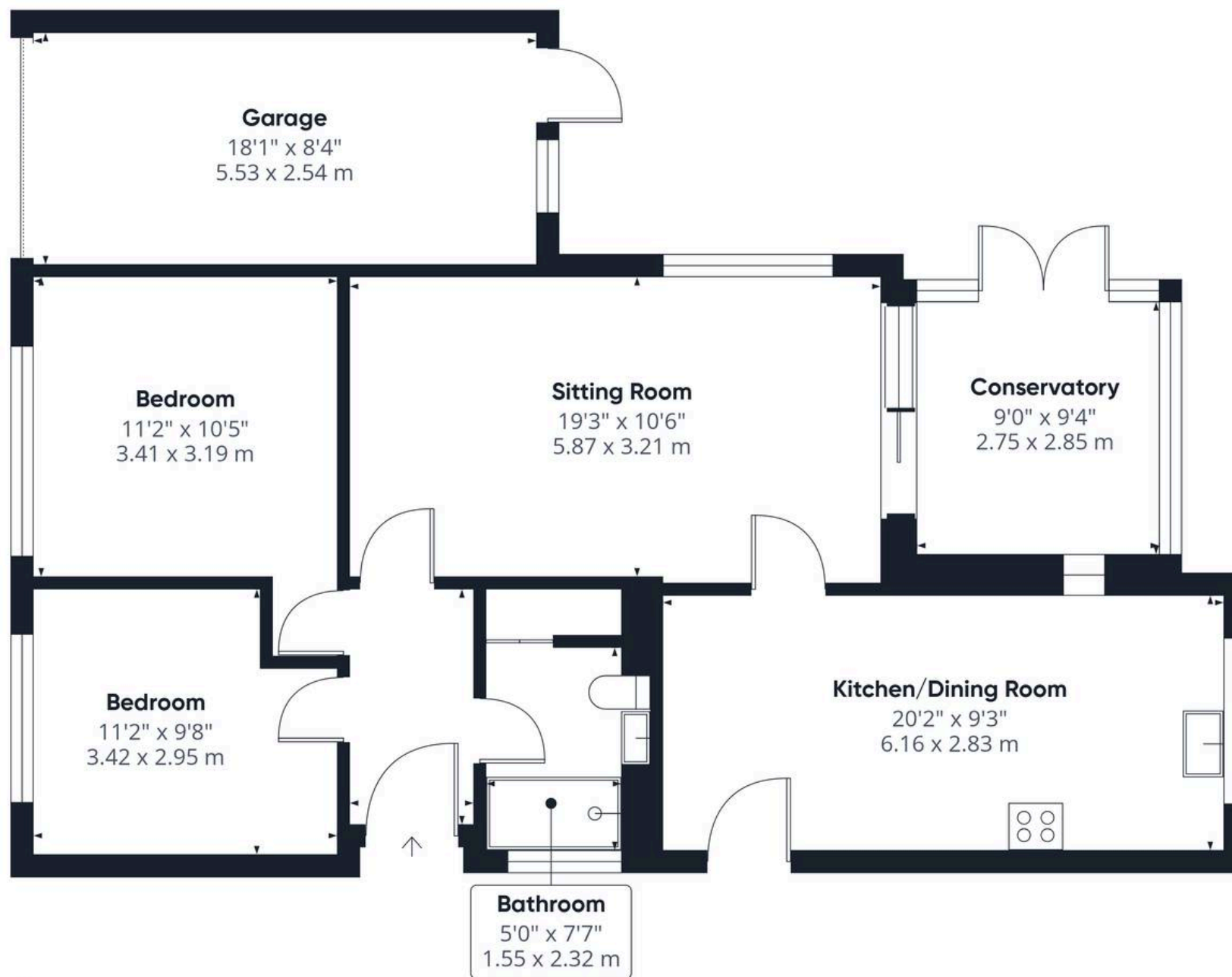


## THE GREAT OUTDOORS

Courtesy of the property's position, the home enjoys a completely private and non-overlooked aspect from every angle, with tree-lined backing further adding to the privacy of the garden space. Currently, an open lawn is bordered by planted beds, with the space being fully enclosed by timber panel fencing, with access coming to the side of the home into the rear of the garden and gated access down the adjacent side of the home also.







**Approximate total area<sup>(1)</sup>**

963 ft<sup>2</sup>

89.4 m<sup>2</sup>

(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.

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