



Minors & Brady



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59 Brooke Avenue, Caister-On-Sea

£250,000 Freehold

Discover modern comfort in this three-bedroom bungalow with a welcoming entrance hall leading to a spacious living room featuring hard flooring and abundant natural light. The generously sized kitchen with bright cupboards offers an ideal space for meal preparation. Three bedrooms, including one with access to a relaxing conservatory, make this property versatile. Enjoy a low-maintenance patio garden at the rear and ample off-road parking on a private drive, combining style and convenience in this inviting home.

Tenure: Freehold

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LOCATION

This highly sought-after village is located on the east coast of Norfolk with its very own beautiful sandy beach. Amenities include local infant primary and secondary schools, restaurants/pubs, golf course, supermarkets, church, cafés, village store, post office and dentist & doctors' surgery. A wider selection of facilities is available in the market town of Great Yarmouth (approx. 10 min drive), which also has a main line railway station providing a useful commuter link to Norwich (approx. 35 min drive)



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THE PROPERTY

Welcome to this inviting three-bedroom bungalow, accessed through a small entrance hall perfect for housing coats and shoes. The spacious living room awaits, featuring hard flooring and abundant natural light streaming through two large windows, providing ample space for your chosen furniture. The kitchen is generously sized, boasting bright cupboards and provisions for your appliances, creating an ideal space for preparing and cooking meals.

The property offers three great-sized bedrooms, each adaptable to your evolving needs, whether for guests or a home office. The third bedroom opens up to a conservatory through sliding doors, offering an additional area for furniture and relaxation. Alongside these three bedrooms is a modern shower room, tiled throughout for easy cleaning.

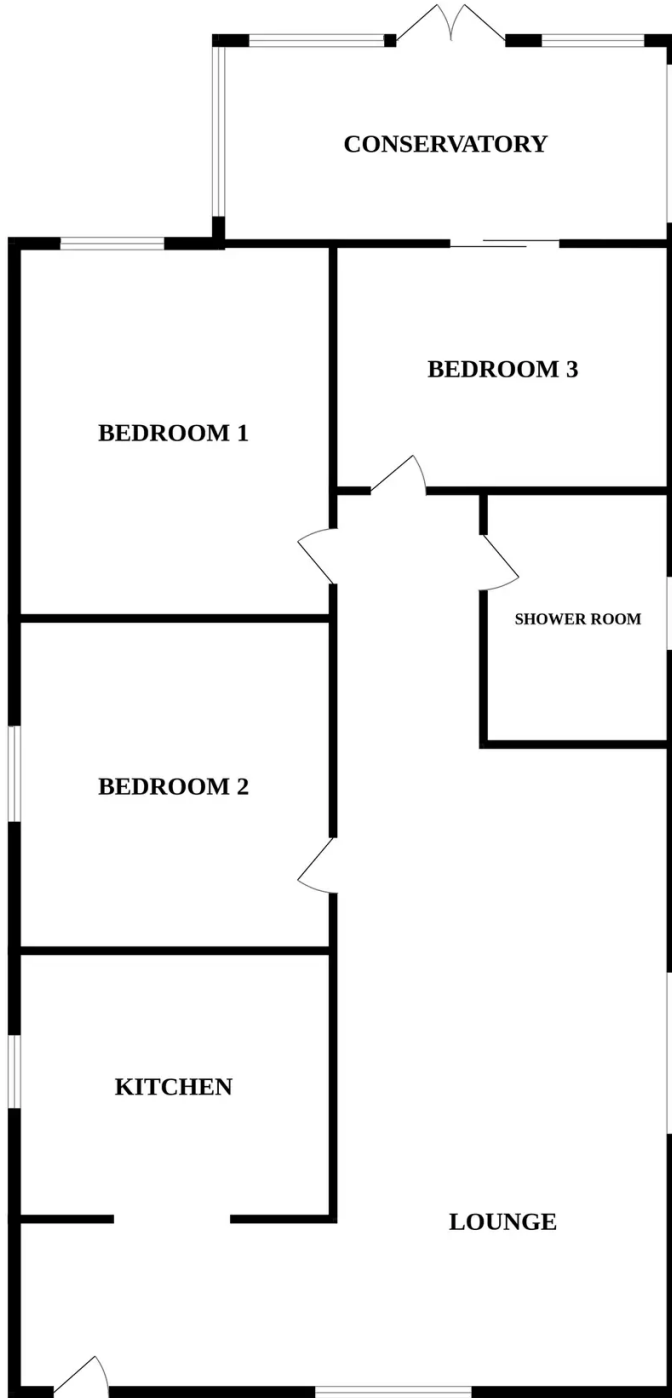
To the rear, discover a great-sized garden mainly laid to patio, catering to those desiring low-maintenance outdoor living. The property boasts a private drive which provides ample off-road parking, ensuring convenience for your vehicles. Alongside a single garage for your storage needs.

AGENTS NOTE

Minors and Brady understand this property to be sold freehold with connections to main services and has a gas central heating system. There is double glazing and a garage and driveway offering ample off road parking. The boiler is 8 years old. Council tax band C.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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