



## 23 St. Nicholas Drive, Caister-On-Sea

£250,000 Freehold

This beautiful detached bungalow presents a unique opportunity to embrace a lifestyle of comfort and contemporary elegance. The delightful exterior hints at the stylish interiors that await within, making it the perfect downsizing prospect for those seeking modern living with an eye for quality. Nestled within the wonderful area of Caister-On-Sea, within easy reach of all local amenities and natural surroundings. Don't miss the chance to acquire this stunning residence.

Council Tax band: C

Tenure: Freehold

GUIDE PRICE £250,000 - £260,000 This beautiful detached bungalow presents a unique opportunity to embrace a lifestyle of comfort and contemporary elegance. The delightful exterior hints at the stylish interiors that await within, making it the perfect downsizing prospect for those seeking modern living with an eye for quality. Nestled within the wonderful area of Caister-On-Sea, within easy reach of all local amenities and natural surroundings. Don't miss the chance to acquire this stunning residence.

### LOCATION

Nestled within the coastal village of Caister-On-Sea, St. Nicholas Drive offers a charming and idyllic location for those seeking a serene lifestyle with the added benefit of seaside living. Caister-On-Sea, located just a stone's throw away from the vibrant coastal town of Great Yarmouth, provides residents with the perfect balance between the tranquility of village life and easy access to modern amenities. This coastal gem is famous for its long sandy beaches, perfect for leisurely strolls and enjoying the sea air. The village itself boasts a strong sense of community, with



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## ST. NICHOLAS DRIVE

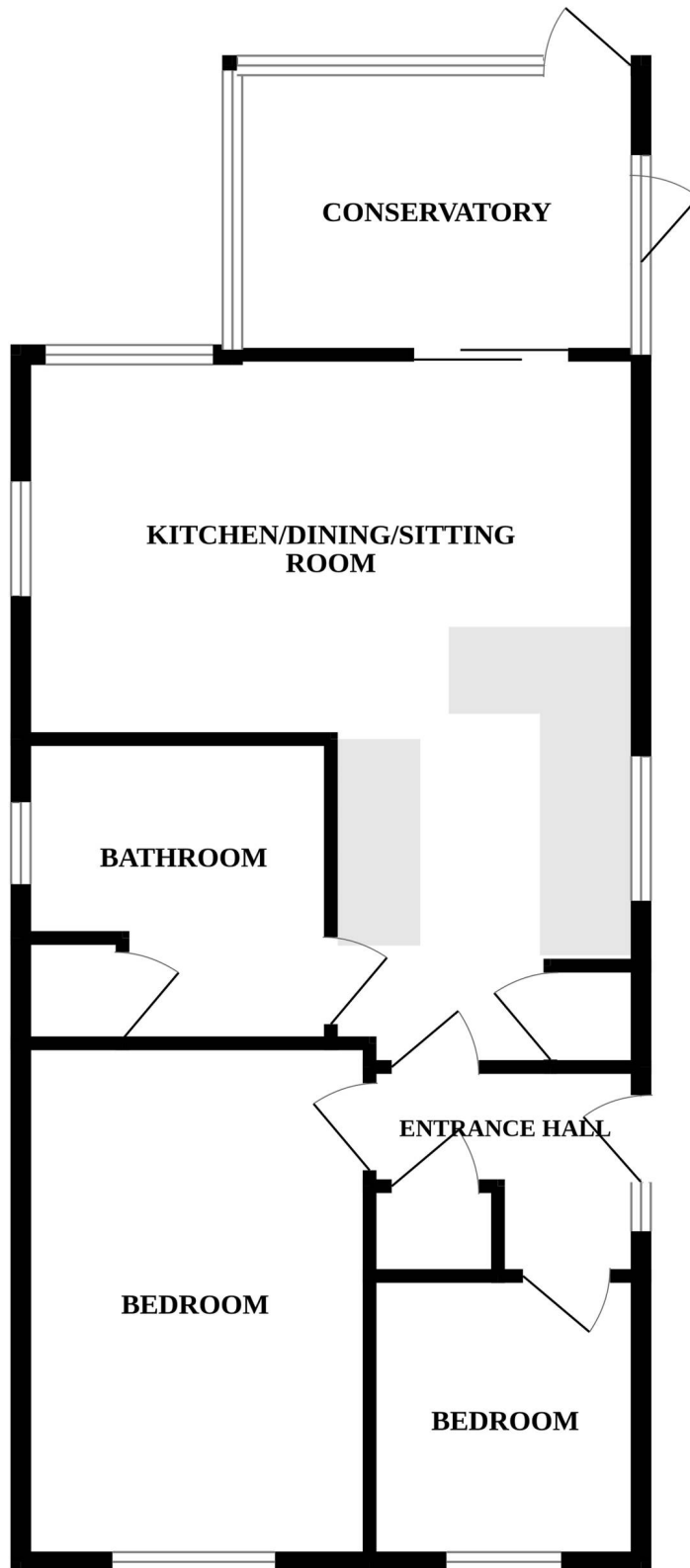
Step inside and be greeted by a light-filled interior, where every detail has been thoughtfully designed to create a space that exudes warmth and comfort. The property's single-story layout ensures convenience and accessibility, making it the perfect choice for those seeking an effortless living experience.

Upon arrival is a delightful first impression to detached residence, which continues to impress throughout. The driveway provides off-road parking for all family members and visitors, for added convenience and security. There is gated access to the garage, offering additional storage space.

Step inside where you are instantly greeted by a bright and welcoming entrance hall. At the heart of the home lies an incredible open-plan kitchen/dining/sitting room, ensuring effortless interaction when hosting occasions and everyday family living. It is well-equipped with high quality units, a central island and integrated appliances to enhance your cooking experience. Seamlessly transitioning into the living area, where you can showcase your most comfortable furniture and dining set-up, encouraging gatherings with loved ones. The reception space extends into a conservatory, suitable for your additional seating arrangements, offering panoramic views of the beautiful rear garden.



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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