



## 30 Clay Road, Caister-On-Sea

£270,000 Freehold

**GUIDE PRICE: £270,000-£280,000.** This three-bedroom semi-detached house boasts a welcoming entrance porch, a versatile ground floor layout, spacious bedrooms, a family bathroom, a separate WC, and a low-maintenance garden with concrete walkways and astro turf. The presence of a large cabin currently serving as a bar as well as a games room, and a relaxing hot tub area adds an extra touch of luxury and entertainment. Don't miss the opportunity to make this property your home and enjoy a comfortable and stylish lifestyle in this desirable location.

Council Tax band: C

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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## CLAY ROAD, CAISTER

Welcome to this stunning three-bedroom semi-detached house, where comfort, style, and convenience harmoniously come together. As you enter through the entrance porch into the hall, you'll immediately feel the welcoming ambiance of this charming home.

On the ground floor, located to the left of the hall, is a spacious second reception room, offering versatility and privacy with flexibility to be used as a bedroom/snug. Ideal for guests or as a home office, this room provides flexibility to suit your needs. Straight ahead, the staircase leads you to the first floor, adding a touch of elegance to the property's design.

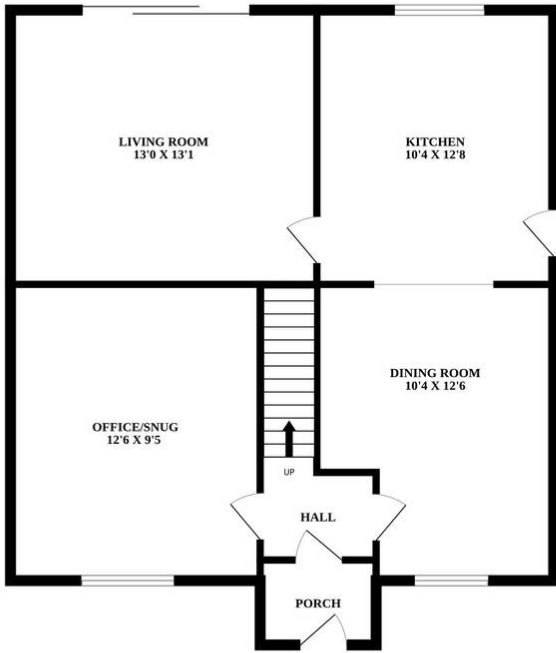
To the right of the hall, you'll discover the dining room, a delightful space that exudes warmth and openness. With ample room for a large dining table, it is perfect for hosting gatherings and enjoying memorable meals with friends and family. Continuing through, the dining room seamlessly flows into the kitchen, creating a convenient and functional layout. The kitchen itself is thoughtfully designed, featuring modern appliances and plenty of storage space, allowing you to unleash your culinary creativity.

Connected to the kitchen is the living room, forming the heart of the home. This cozy and inviting space is ideal for relaxation and entertainment. Whether you're unwinding after a long day or hosting movie nights, this room provides the perfect atmosphere for enjoying quality time with loved ones.

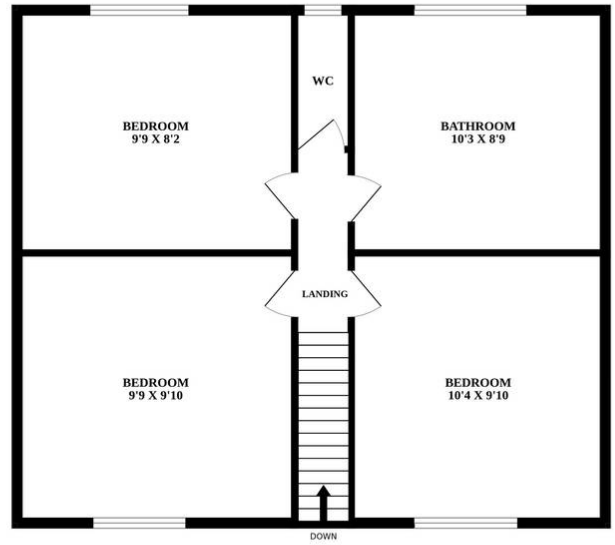
Moving upstairs, you'll find three additional double bedrooms, each offering comfort and tranquillity. These well-appointed



GROUND FLOOR



1ST 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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