



## 2 Newarp Way, Caister-On-Sea

£240,000 Freehold

Guide Price: £240,000 - £250,000. This characterful home offers a cosy living room with a wood burner and a light-filled conservatory. The well-equipped red kitchen leads to the rear garden. Two double bedrooms and a unique bathroom are on the ground floor, with a further en-suite bedroom on the light-filled top floor. A landscaped garden, garage, and ample parking add to the appeal.

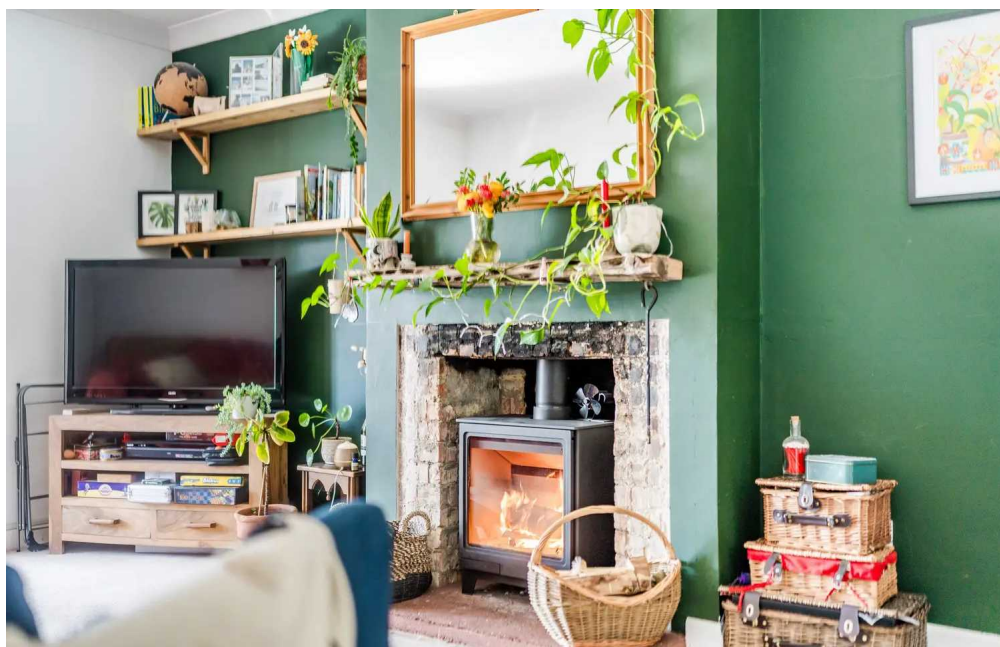
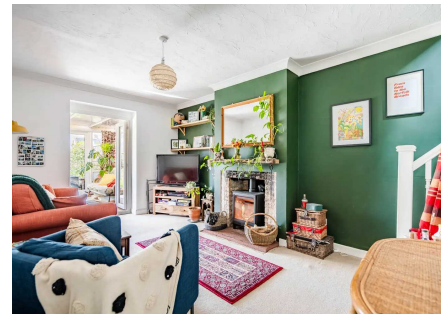
Tenure: Freehold

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### THE 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).

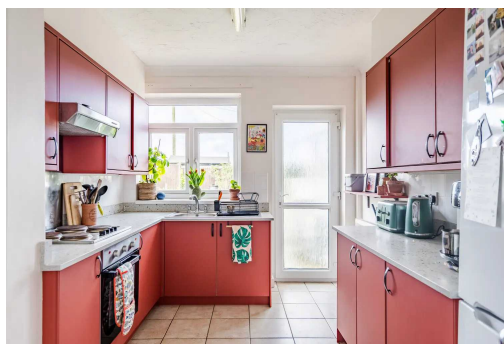
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## THE PROPERTY

Upon entering the home, one is greeted by a cosy and charming living room that features a wood burner, providing a warm ambiance ideal for relaxation. The living room boasts an abundance of space for furnishings and offers entry into the conservatory, which floods the area with natural light. The kitchen, themed in a red hue, is well-appointed with provisions for appliances and a single door leading to the rear of the property. Offering a pleasant space to cook and entertain.

Two generously sized double bedrooms are conveniently situated on the ground floor, providing ample space for personalisation and comfort. A quirky bathroom, complete with its unique touches, serves these bedrooms and adds to the character of the home. Ascending to the upper floor, residents will find an additional bedroom that is bathed in natural light, courtesy of two skylights. This bedroom comes complete with an ensuite for added convenience.

The property also features a lovely rear garden, thoughtfully landscaped with mature shrubs and lawn. The garden is enclosed with fencing, providing privacy and is perfect for outdoor activities and relaxation. Furthermore, the property includes a garage and ample parking space for multiple cars, ensuring practicality and convenience for residents and visitors alike.

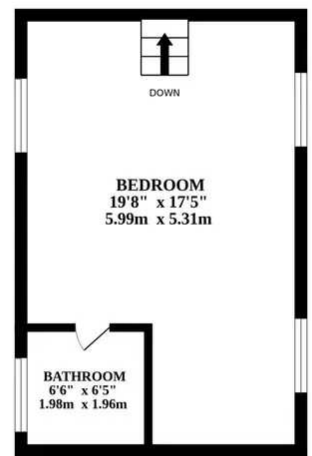
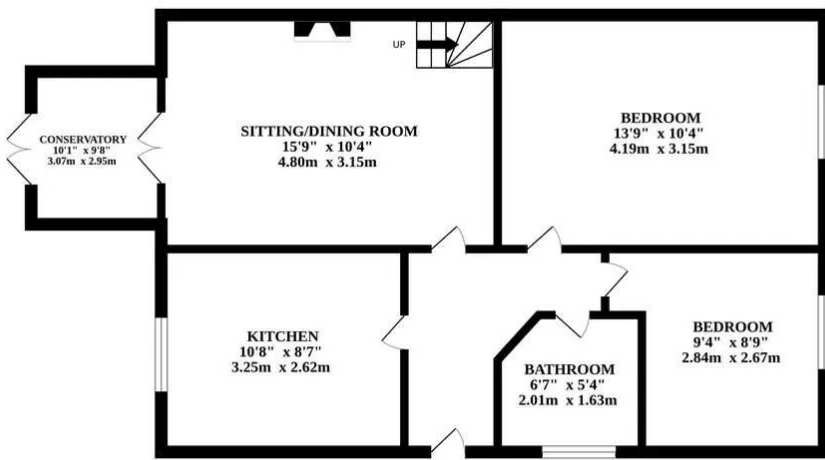
## AGENTS NOTE

We understand this property will be sold freehold connected to all mains services.



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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