

4 Hanly Court, Caister-On-Sea

£425,000 Freehold

This contemporary family home boasts a wealth of brightness and an open feel throughout. You can find four/five spacious bedrooms with an ensuite to master, a generous family lounge with a feature fireplace, a high-spec kitchen and diner and the perfect size garden for hosting and entertaining in. Recently fully renovated just two years ago, the property emanates a modern and contemporary feel throughout, appealing to those with a discerning taste for quality and style.

Location

Hanly Court is situated in the heart of Caister-On-Sea, a charming coastal village on the Norfolk coast. Known for its beautiful sandy beaches, this location offers a peaceful seaside lifestyle while remaining conveniently close to local amenities. The property is within walking distance of the beach, perfect for leisurely strolls or family outings. Caister-On-Sea boasts a variety of shops, restaurants, and cafes, as well as good transport links to nearby Great Yarmouth, just a 10-minute drive away. The area is ideal for those seeking a blend of coastal relaxation and easy access to essential services and leisure activities.



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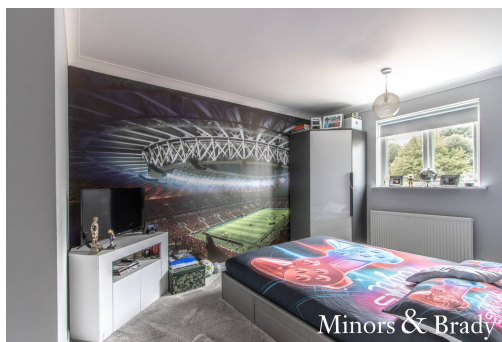
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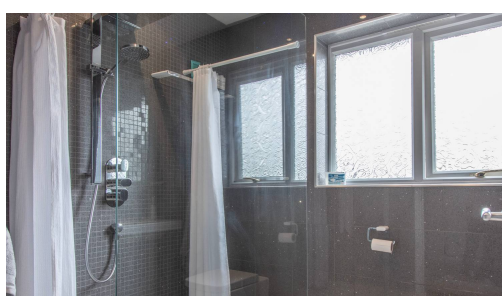
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Hanly Court

Upon entering the property, you are greeted by a spacious open-plan kitchen/diner/family room, providing the perfect hub for family life and entertaining guests. The modern kitchen features a breakfast island at its centre, creating a stylish focal point in the room.



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Through double doors from the kitchen, you have access to the utility room, equipped with plumbing for a dishwasher and washing machine, as well as a sink for added convenience.

From the kitchen, you'll enter into the reception hall which seamlessly connects the various living areas, including a spacious lounge with a feature fireplace, ideal for relaxation and social gatherings. The ground floor also comprises a WC and a study/fifth possible bedroom, offering flexibility in the use of space.

Moving upstairs, you will find four well-appointed bedrooms, with the fourth bedroom featuring built-in cupboards for ample storage. The master bedroom boasts an en-suite for added privacy, and there is a family bathroom serving the remaining bedrooms.

Adorning the property are brand-new doors and windows, installed in January 2024, ensuring a heightened level of security, energy efficiency, and aesthetic appeal. Outside, the property offers two large outdoor spaces, perfect for hosting and entertaining. The low maintenance rear garden features fake lawn and a small patio area, ideal for enjoying outdoor activities. Additionally, a storage shed provides convenient storage solutions for outdoor equipment and tools.

Agents Notes

We understand this property will be sold freehold, connected to mains water, electricity, gas, and drainage.

Council Tax band: D

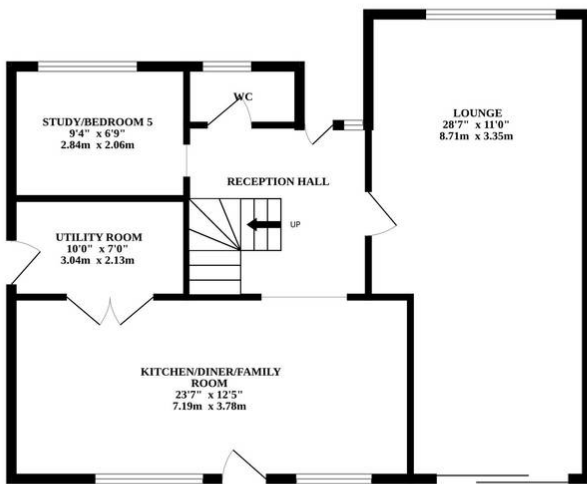
Tenure: Freehold

EPC Energy Efficiency Rating: D

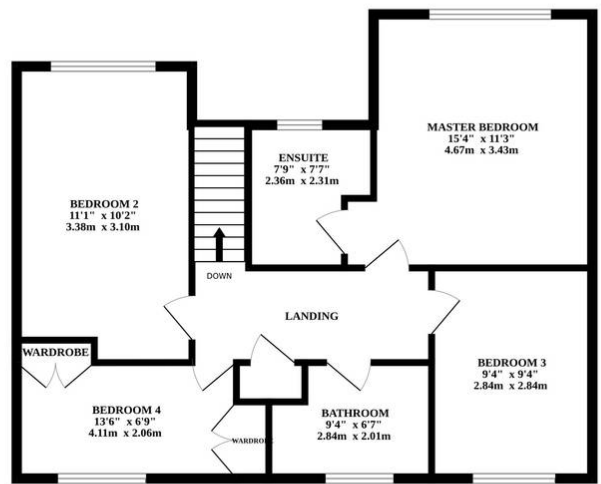
EPC Environmental Impact Rating: E



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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