



## 9 Garfield Terrace, Caister-On-Sea

£365,000 Freehold

This stunning detached chalet in the coastal village of Caister-On-sea, presents an opportunity to acquire a contemporary and comfortable home with a flexible layout and spacious accommodation tailored to your lifestyle preferences. Highlighting two reception rooms with bi-fold doors, a well-equipped kitchen, three bedrooms, a bathroom, an upgraded shower room and a sun-trap walled garden, with a driveway and garage. Don't miss the chance to acquire this residence and make it your home.

Council Tax band: C

Tenure: Freehold

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#### Location

Caister-on-Sea is a coastal village located in the county of Norfolk, situated on the North Sea coast. It lies approximately 3 miles north of Great Yarmouth, making it part of the Greater Yarmouth area. Caister-on-Sea is also historically significant, with its origins dating back to Roman times, as evidenced by the nearby Caister Roman fort. The area is well-served by local amenities, including shops, cafes, and schools such as Caister Academy, with regular bus links to surrounding areas. The village is well-connected by road and is close to the A149, making it easily accessible.



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## Garfield Terrace

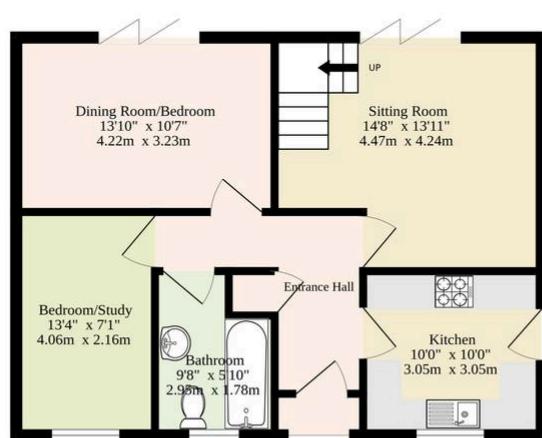
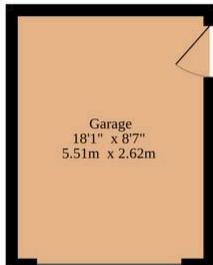
Upon entering, you are immediately greeted by the inviting ambience of the home. Two welcoming reception rooms serve as perfect spaces for relaxation or hosting guests, each enhanced by bi-fold doors that seamlessly merge indoor and outdoor living. Natural light filters through the windows, as well as offering views of the sun-trap garden. The kitchen is well-equipped with quality wall and base units and integrated appliances. Offering plenty of storage and counter-top space for meal preparation. Modern conveniences such as underfloor heating and CCTV enhance the comfort and security of the home, providing peace of mind for residents.

Across both floors you will encounter three double bedrooms, each thoughtfully designed to offer relaxation and privacy. The ground floor bedroom has the versatility to be a home office, playroom or guest room, with the option for the dining room to be a fourth bedroom if required. The ground floor bathroom and upgraded first floor shower room, provide convenience and practicality for every-day living, with modern three piece suites.

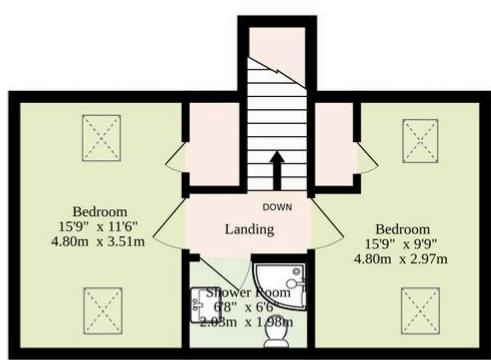
Step outside into the maintained walled garden that is primarily laid to lawn, with a patio area for your seating arrangements. Whether you enjoy gardening, hosting summer BBQs or simply relaxing in the afternoon sunshine, this garden is perfect for all. Overall, it is fully enclosed so you can enjoy in seclusion. At the front of the residence is a driveway providing off-road parking for



**Ground Floor**  
810 sq.ft. (75.3 sq.m.) approx.



**1st Floor**  
401 sq.ft. (37.3 sq.m.) approx.



Sqft Includes The Garage

**TOTAL FLOOR AREA : 1211 sq.ft. (112.5 sq.m.) approx.**

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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