



2 Royal Thames Road, Caister-On-Sea

£220,000 Freehold

Situated in a popular and well-connected residential area, this three-bedroom detached home offers a fantastic balance of indoor and outdoor living, making it ideal for first-time buyers, growing families, or anyone seeking a comfortable long-term home close to local amenities. Just a short distance from shops, schools, and transport links, the property combines practical features such as a garage, roadside parking, and built-in storage with lifestyle benefits including a bright conservatory and a large, south-facing rear garden. With its spacious layout, attractive setting, and versatile accommodation, this home is ready to enjoy immediately while still offering scope for personal touches.

Council Tax band: TBD

Tenure: Freehold

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Location

Located in the popular coastal village of Caister-on-Sea, Royal Thames Road enjoys a convenient setting just a short stroll from sandy beaches, local shops, and everyday amenities. The village offers a good range of services including supermarkets, cafés, takeaways, pubs, and primary and secondary schools, as well as regular bus routes into Great Yarmouth and Norwich. Caister's seafront is well known for its wide



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Royal Thames Road

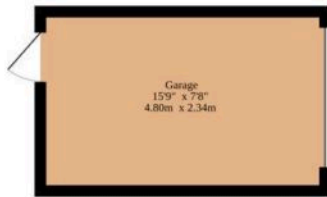
The ground floor begins with a welcoming hallway that leads directly into a generous sitting/dining room. This bright and inviting space is perfect for everyday living and entertaining, with defined areas for both relaxing and dining. A feature fireplace creates a central focal point and adds a cosy feel, while French doors open into the conservatory – a sunny area that extends the living space and offers pleasant views over the garden, making it ideal for year-round enjoyment. The kitchen is fitted with a range of units, providing ample worktop space and storage, and has direct access to the outside – a practical feature for gardening, outdoor dining, or bringing in shopping.

On the first floor, the property offers three bedrooms. Two are generous doubles, providing comfortable and private spaces for rest, while the third could be used as a single bedroom, nursery, or home office. The family bathroom is also located on this level, with the layout complemented by built-in storage on both the landing and within the bedrooms.

Externally, the property truly shines with its large south-facing rear garden, a wonderful space for outdoor dining, children's play, gardening, or simply relaxing in the sunshine. The garden benefits from a good degree of privacy and offers plenty of potential for future landscaping or additions. A detached garage provides secure storage or parking, with further roadside parking available at



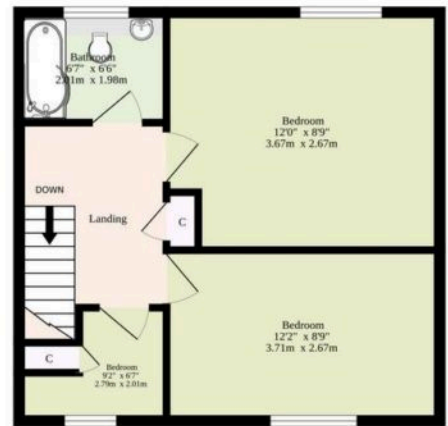
Garage
124 sq.ft. (11.5 sq.m.) approx.



Ground Floor
464 sq.ft. (43.1 sq.m.) approx.



1st Floor
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 969 sq.ft. (90.0 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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