



77 Beach Road, Caister-On-Sea

£475,000 Freehold

Set well back from the road, this spacious home offers a level of privacy and flexibility that's hard to find, with plenty of room to grow, work and entertain comfortably. The layout is practical and well balanced, with generous living spaces that suit everyday life as well as hosting family and friends. A modern kitchen with additional storage sits alongside large reception rooms that feel usable rather than formal. There is good flexibility on the ground floor, with rooms that can adapt to home working, guests, or ground-floor living if needed. The upper floors provide well-proportioned bedrooms and bathrooms, giving space for families or visiting guests. Outside, the garden is designed to be low maintenance while still offering privacy and seating areas. Overall, it's a deceptively spacious home that focuses on space, comfort and practicality.

Council Tax band: D

Tenure: Freehold

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The village itself boasts an impressive range of amenities, including local infant, primary, and secondary schools, restaurants, pubs, a golf course, supermarkets, cafés, a village store, post office, church, and dental and medical surgeries – coastal living without compromise.

Great Yarmouth is just ten minutes away, providing even more facilities, and its mainline railway station offers direct commuter links to Norwich in approximately 35 minutes. The surrounding Norfolk coastline offers endless opportunities for exploration, right from your doorstep.

Beach Road, Caister-on-Sea

The property is well set back from the road, with mature planting and borders softening the entrance. A concrete driveway provides ample off-road parking. Entry is through a dedicated porch, with cast iron radiators giving both warmth and character. The layout works well, offering easy access to the main ground floor rooms and facilities.

The kitchen is modern and practical, fitted with cream units and granite-effect worktops. Integrated appliances include double ovens with warming drawers, an extractor hob, washing machine, dishwasher and a full-height fridge. Dual-aspect windows bring in plenty of natural light and views of the garden, making it a comfortable space for everyday use.

A separate pantry provides useful additional storage and space for a large freezer, keeping the kitchen itself uncluttered. Wooden



Outside, the front of the property features the concrete driveway and established borders. To the rear, the garden is arranged for relatively low maintenance, with patioed seating areas and lawn.

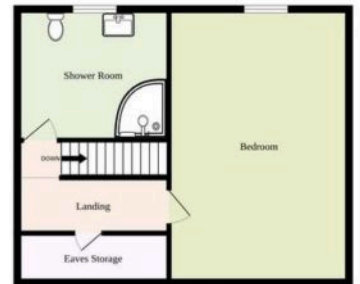
Ground Floor
1226 sq.ft. (113.9 sq.m.) approx.



1st Floor
644 sq.ft. (59.8 sq.m.) approx.



2nd Floor
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 2388 sq.ft. (221.9 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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