



3 Upper Grange Crescent, Caister-On-Sea  
Great Yarmouth



Minors & Brady

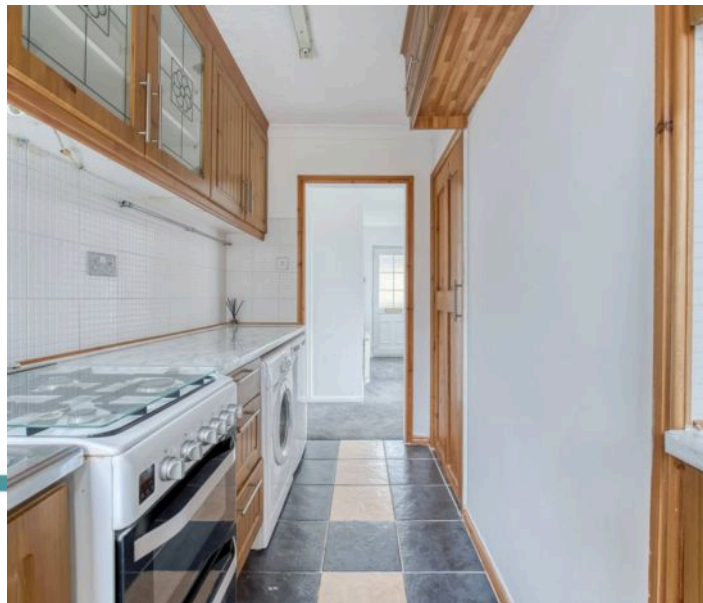


### 3 Upper Grange Crescent

Caister-On-Sea, Great Yarmouth

Arranged entirely on one level, this detached bungalow presents a practical and flexible layout, featuring a light-filled sitting room to the front, a fitted galley-style kitchen with clear scope to update or personalise, and three well-proportioned double bedrooms that allow for bedroom use, dining space, or additional sitting areas. A modern shower room completes the internal accommodation, while outside, the enclosed rear garden is laid mainly to lawn and offers a blank canvas for landscaping, complemented by a shingled driveway and garage providing off-road parking and storage. The property is positioned within a well-established residential area of Caister-on-Sea, north of Great Yarmouth, close to everyday amenities, regular bus routes, the village centre, and easy access to the sandy beach.

- Detached bungalow offering comfortable single level living throughout, ideal for a wide range of buyers
- Comfortable sitting room positioned to the front of the property with good natural light
- Fitted galley style kitchen offering clear scope to update or personalise to suit individual preferences
- Three double bedrooms, all offering flexibility for bedroom use, dining space, or additional sitting areas
- Modern shower room with fully tiled walls, corner shower enclosure, vanity unit, and heated towel rail
- Enclosed rear garden laid mainly to lawn, providing a clear space ready for landscaping or personal design
- Shingled driveway and garage providing off road parking and useful storage
- Conveniently located close to everyday amenities including supermarkets, local shops, schools, medical services, and regular bus routes
- Well established residential setting within Caister-on-Sea, a popular coastal village north of Great Yarmouth
- Within easy reach of the village centre and sandy beach, offering a perfect location for a holiday home or a permanent residence







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## 3 Upper Grange Crescent

Caister-On-Sea, Great Yarmouth

### Upper Grange Crescent, Caister-On-Sea

Stepping inside, the bungalow opens into a central hallway finished with soft grey carpet that continues through much of the accommodation, creating a clean and consistent feel. A useful storage cupboard is positioned off the hallway, adding practicality while keeping the space uncluttered. From here, doors lead to all principal rooms, giving the property a straightforward layout.

Positioned at the front of the home, the sitting room is a comfortable and well-proportioned space, centred around a broad window that allows plenty of natural light to fill the room. Neutral wall tones and carpeted flooring provide a blank canvas for furnishing, with ample space for both seating and media furniture.

The kitchen is arranged in a practical galley style. Wood effect wall and base units line the room, paired with marble effect work surfaces and white tiled splashbacks. The flooring changes to dark tiles, offering durability and contrast. There is space for freestanding appliances, along with a stainless steel sink positioned beneath a side window. A part-glazed door opens directly out to the side access, providing convenient access to the rear garden.

All three bedrooms are accessed from the hallway and are finished with carpeted flooring, each offering comfortable double proportions. The main bedroom benefits from built-in wardrobes, while one of the remaining bedrooms provides excellent versatility and could also be used as a dining room or additional sitting room if desired. The third bedroom is equally suited to guest accommodation, home working, or hobby use, each enjoying natural light from rear or side-facing windows.





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The shower room has been fitted with a modern white suite comprising a corner shower enclosure with glass screen, a vanity unit with an inset basin, and a WC. Fully tiled walls give the room a clean and low-maintenance finish, while a frosted window provides both light and privacy.

Outside, the rear garden is enclosed and laid mainly to lawn, offering a clear and adaptable space ready for landscaping to suit individual taste. A concrete pathway leads from the side access to the garage, which provides secure off-road parking as well as useful storage. Additional off-road parking is available to the front of the property on the shingled driveway, with gated side access linking the front and rear.

### Agents notes

Sold freehold, connected to main services: water, electricity, gas and drainage.

Gas Central Heating

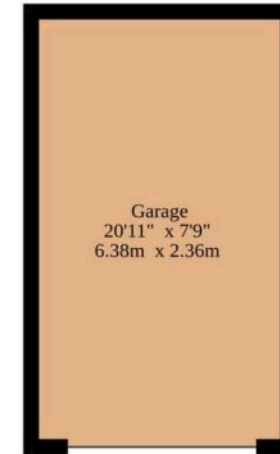
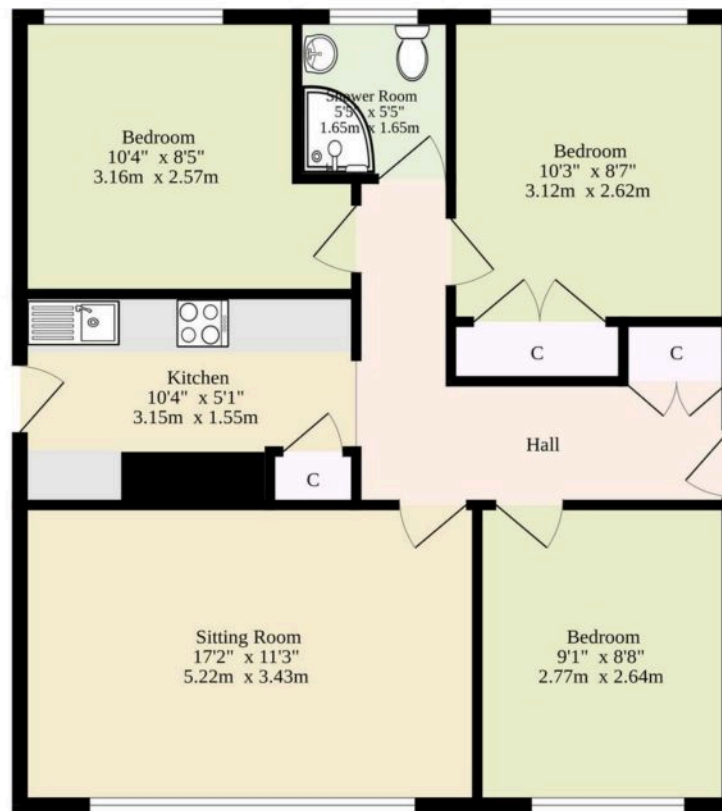
Council Tax Band- C

Some images used in this listing have been digitally staged to illustrate potential furnishing and layout options. We recommend arranging a viewing to assess the space and features in person.



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**Ground Floor**  
**764 sq.ft. (71.0 sq.m.) approx.**



Sqft Includes Garage

**TOTAL FLOOR AREA : 764 sq.ft. (71.0 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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Meet *James*  
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# Minors & Brady

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