



ADDRESS
11 Croft Road
Caister-On-Sea
Norfolk
NR30 5EJ

TENURE
Freehold

L  LARKES

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NEST

This elegant three-bedroom house with a private garden can be found on Croft Road in central Caister, within easy reach of village schools, high street shops, and a few minutes' walk from the beach. Arranged over two levels, the house extends to circa 880 sq ft.

Many of the house's Victorian features remain including picture rails, and the handsome dining room fireplace. With large west facing bay windows at the front and an exceptional open kitchen and dining room with dual aspect at the back, it is flooded with natural light throughout the day.

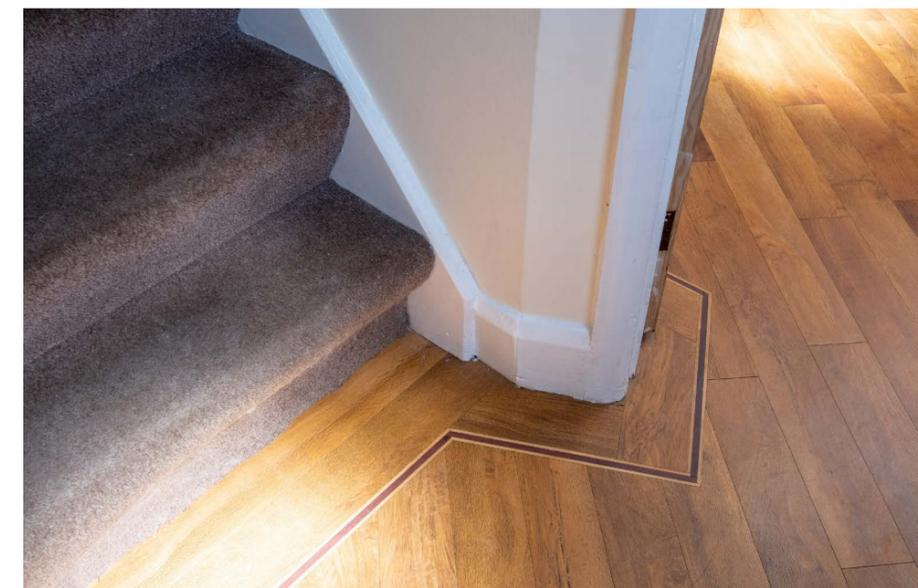
Behind a smart courtyard and side passage, entry is to a central lobby. The quality flooring, in oak with cherry and maple inlay border, provides a warm hue to the homes neutral colour palette. A living room which retains its Victorian proportions and character is situated to the front of the property, it features a bay window and a multifuel stove.

The second reception room is arranged as a dining room for the adjacent kitchen, with dual aspects east & south the room is wonderfully bright. There's a charming fireplace and useful understairs storage cupboard. The house's original rear return has been converted to a large open kitchen area. Fitted with plentiful cabinetry, countertops and high-quality appliances that allow for effortless culinary activities.

On the first floor there are three well-proportioned bedrooms and a family bathroom all accessed from a large central landing. The house has been neutrally decorated, with a consistent palette of white and grey, which helps to highlight the great proportions of the house.

Outside is a private east facing rear garden, divided with patio area and a picket fenced garden with timber storage shed. Parking is unrestricted and on street only.





Tenure: Freehold
Heating: Gas Central Heating
Council Tax: Band B (£1,579)

Caister-On-Sea is a popular community with several well-regarded & popular pubs, butchers, grocery store and post office/store. There are primary school and secondary schools, community hall, playing fields and various clubs and organisations.

There is easy access to Great Yarmouth and its seafront, tennis courts, cafés, beautiful waterways, boating lakes, beach, and traditional amusements.

A main line railway station at Great Yarmouth provides a useful commuter link to Norwich, where there is an abundance of leisure facilities, restaurants, and shopping.

Additional local facilities include The Norfolk Broads, Great Yarmouth Racecourse, and the Norfolk Coast Path which can be accessed nearby with parts of the neighbouring coastline in the ownership of the National Trust.

Please note that all areas, measurements, and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

Larkes have not tested any services, appliances, or specific fittings - prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.



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CROFT ROAD CAISTER-ON-SEA

APPROXIMATE FLOOR AREA
= 81.1 sq m / 873 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale

VIEWING ARRANGEMENTS

Telephone: 01493 330299

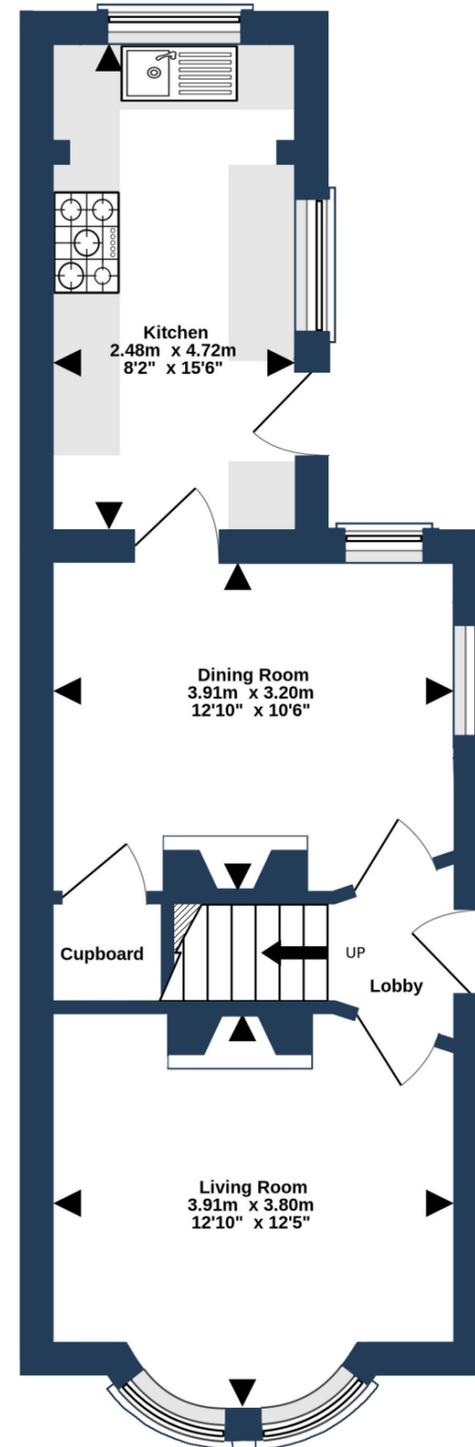
Email: sales@larkes.co.uk

COUNCIL TAX - Band B (£1,579)

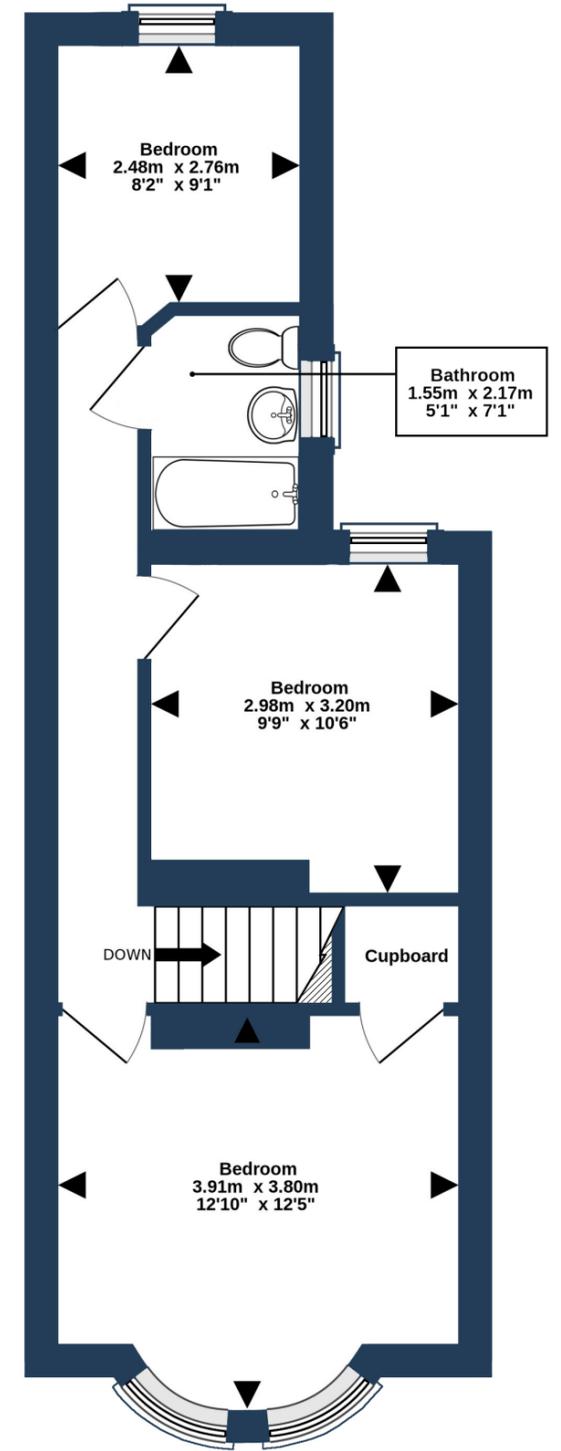
ENERGY RATING - D 58



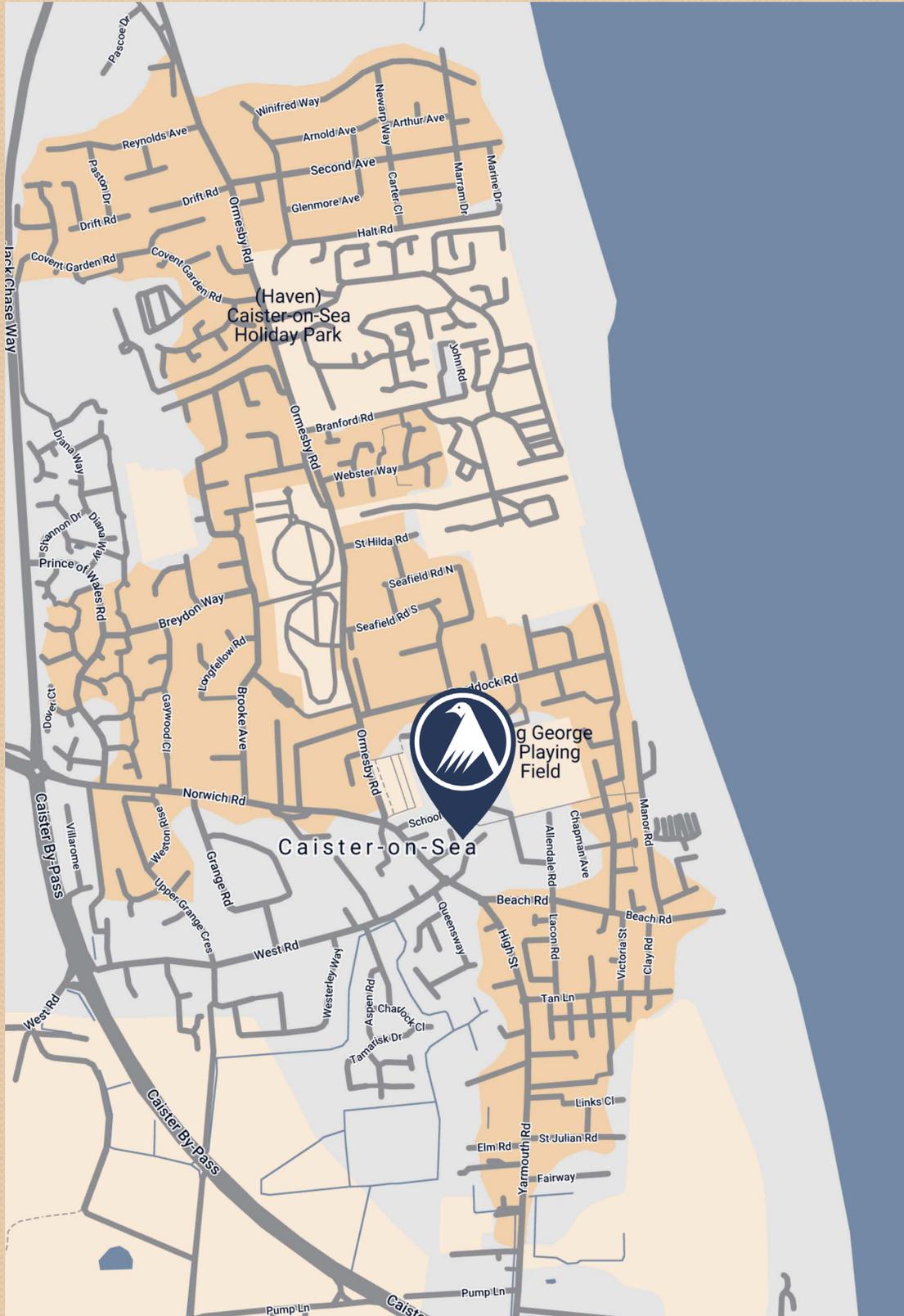
Ground Floor
40.3 sq.m. (434 sq.ft.) approx.



First Floor
40.8 sq.m. (439 sq.ft.) approx.



Ref: 7239



NOTE: Larkes Estate Agents for themselves and for the vendors or lessees of this property whose agents they are give notice that: (i) the particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given, without responsibility and intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Larkes Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property