

## 35 Grange Road, Caister-On-Sea - NR30 5BA

£350,000 Freehold

This impeccably presented 3-bedroom bungalow is located in a sought-after area and offers comfortable, modern living with two reception rooms and a bright conservatory. The master bedroom features an en-suite for added convenience, while the well-maintained rear garden includes a summer house. Off-road parking for more than four vehicles, along with a driveway and garage, provides plenty of space.

## Location

Located in the popular seaside town of Caister-on-Sea, this property offers a fantastic location just moments from the beach. With a range of local amenities, including shops, schools, and recreational facilities, all within easy reach, it provides a convenient and vibrant living environment. The area is well-connected with good transport links, ensuring easy access to nearby towns and attractions. Ideal for those who enjoy coastal living

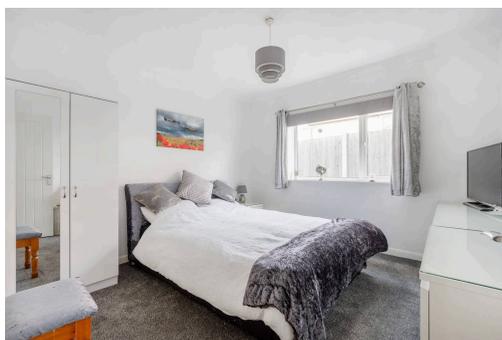


## Agents notes

We understand the property will be sold freehold, connected to mains services water, gas, electricity and drainage.

Heating system - Gas Central Heating

Council Tax Band- C



## Grange Road, Caister-On-Sea

As you enter the property, you're greeted by a welcoming hallway that leads to a cosy living room with bay windows, filling the space with natural light, and a fireplace for relaxing evenings.

Moving through, you will find the dining room, which features a skylight and sliding doors leading into the bright conservatory. The conservatory offers lovely views of the well-maintained rear garden and opens up to the garden through double doors, providing a peaceful space to enjoy the outdoors.

The spacious kitchen is well-equipped with built-in cupboards, plenty of counter space, and a separate utility room for added convenience. The utility room also has direct access to the garden.

The property boasts 3 spacious double bedrooms, with the master bedroom offering bay windows and an en-suite bathroom. The second bedroom features built-in wardrobes for extra storage.

A family bathroom and an additional WC provide practicality for the household.

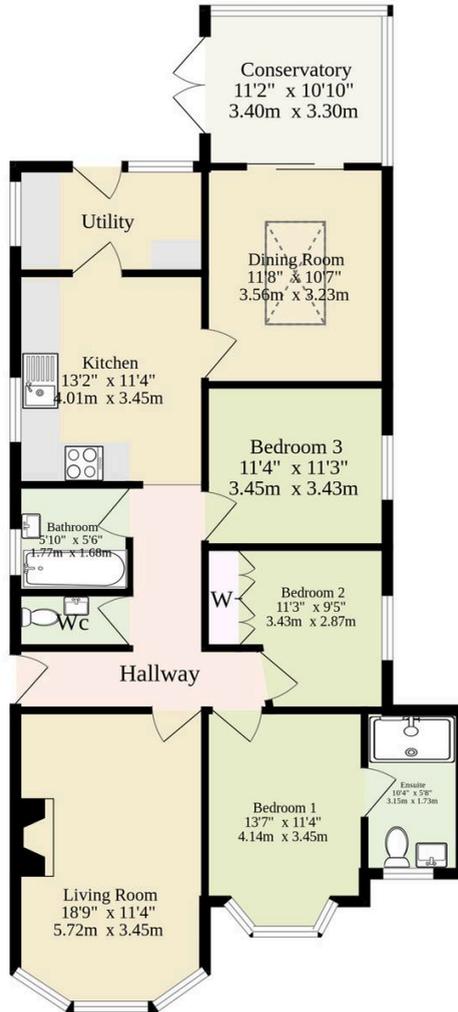
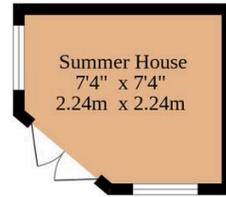
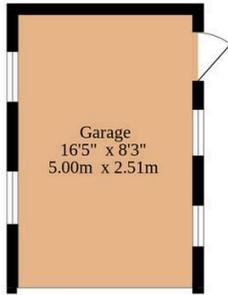
Additionally, the property features double glazing throughout.

Outside, the west-facing rear garden provides a quiet retreat, complete with a summer house, perfect for relaxing or entertaining.

The property offers off-road parking for up to 4 vehicles, along with a driveway and garage, ensuring convenience for modern living.



**Ground Floor**  
**1480 sq.ft. (137.5 sq.m.) approx.**



Sqft Includes Garage And Summer House

**TOTAL FLOOR AREA : 1480 sq.ft. (137.5 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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