



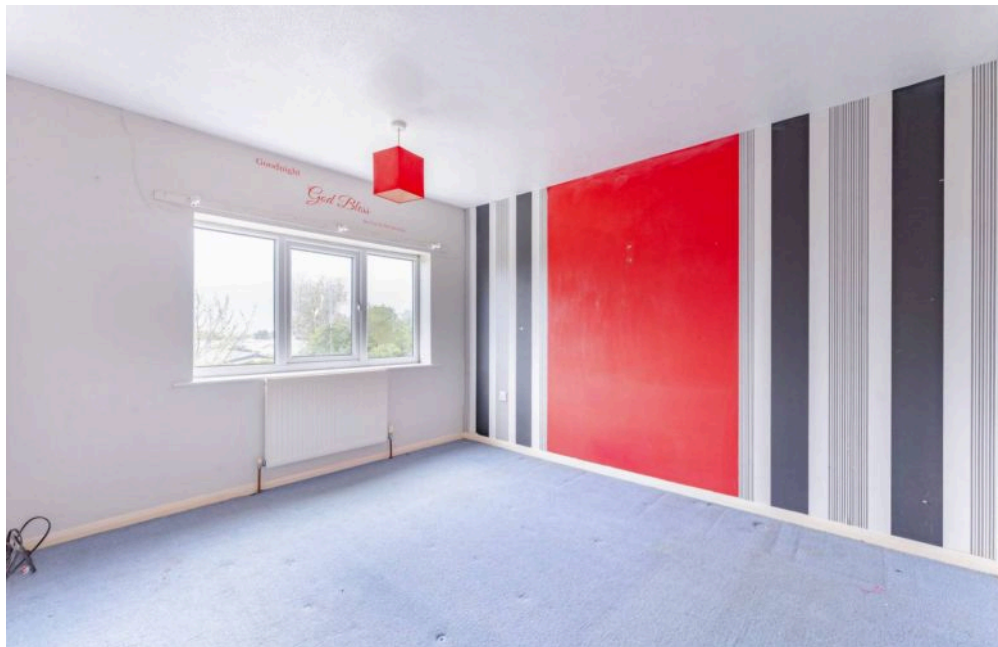
4 Dodd Close, Caister-On-Sea - NR30 5PA

£270,000 Freehold

Welcome to this characterful three-bedroom detached house, designed with both comfort and practicality in mind. Inside, you'll find a bright and spacious lounge with a feature fireplace, a well-planned fitted kitchen with ample counter space, and a versatile open-plan dining area that adapts easily to your needs. A convenient downstairs WC adds to the thoughtful layout, while upstairs there's a family bathroom and three well-sized bedrooms. Outside, the home enjoys a lawned front garden and an enclosed rear garden, perfect for relaxing or entertaining. A driveway and garage provide secure off-road parking. Located just a short stroll from a long sandy beach and close to local shops, cafés, pubs, and schools, this home offers the best of both everyday convenience and coastal living.

Location

Dodd Close is located in the popular coastal village of Caister-on-Sea, known for its long sandy beach, family-friendly atmosphere, and local amenities. The area offers a good selection of shops, cafés, pubs, and schools, making it ideal for day-to-day living. Great Yarmouth is just a short drive away, providing a wider range of shopping and leisure facilities. The village is also well connected by public transport, with regular bus services and easy access to the A149. Caister's beach and nearby nature reserves offer opportunities for coastal walks and outdoor activities, making it a desirable location for those who enjoy seaside living.

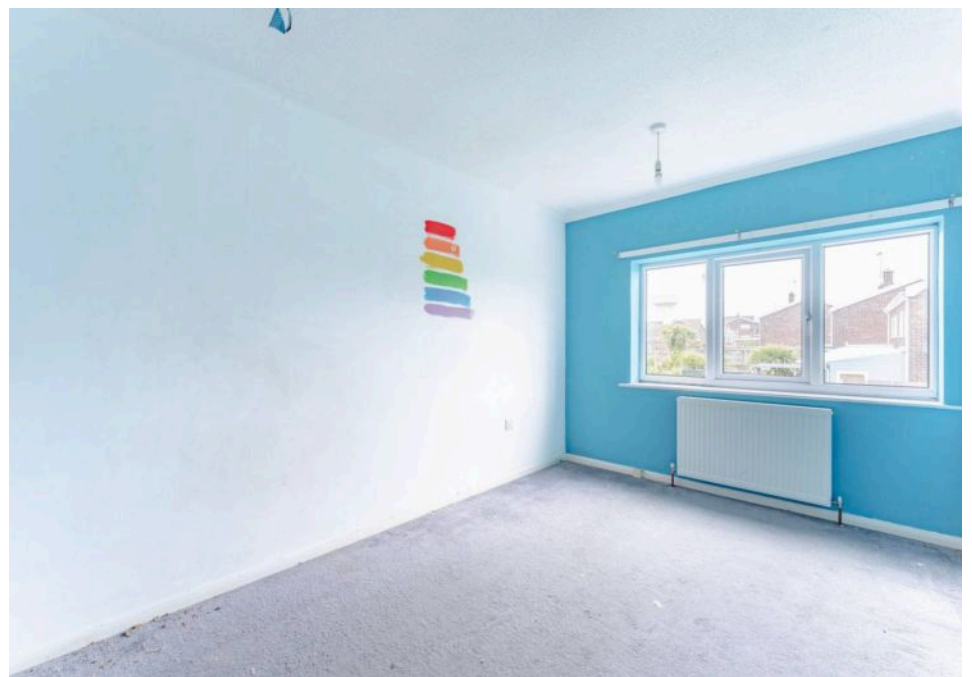
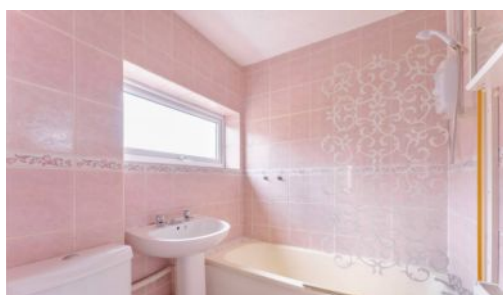


Agents notes

We understand that the property will be sold freehold, connected to all mains services

Heating system- Gas Central Heating

Council Tax Band- C



Dodd Close, Caister-On-Sea

As you enter through the entrance hall, you are greeted by a conveniently located WC, setting the tone for practicality throughout the property.

Moving through, you'll find the spacious and bright kitchen. This is a functional and well-planned space, featuring fitted wood-effect cupboards, ample counter space, and a tiled backsplash. There's a serving hatch that opens to the lounge, perfect for serving meals, and plenty of room for freestanding appliances, making it ideal for everyday cooking and family life.

The lounge boasts a feature fireplace that brings warmth and character to the space, making it a comfortable spot to relax throughout the year. Sliding doors at the rear open directly to the garden, allowing natural light to flood the room and making it easy to step outside when the weather is nice.

The open-plan dining area is set just off the lounge and offers great versatility. It works well as a formal dining space but could also be used as an extra sitting room, play area, or even a home office. Its generous size and layout make it a flexible space that can easily be adapted to suit your lifestyle.

As you make your way upstairs to the landing, you will find three bedrooms. Two of the bedrooms are generously sized and come equipped with built-in wardrobes with sliding doors, offering ample storage space. The third bedroom, smaller in size, is versatile and could serve as a child's room, study, or home office.

A family bathroom is fully tiled and features a panelled bath with an overhead shower attachment for convenience.

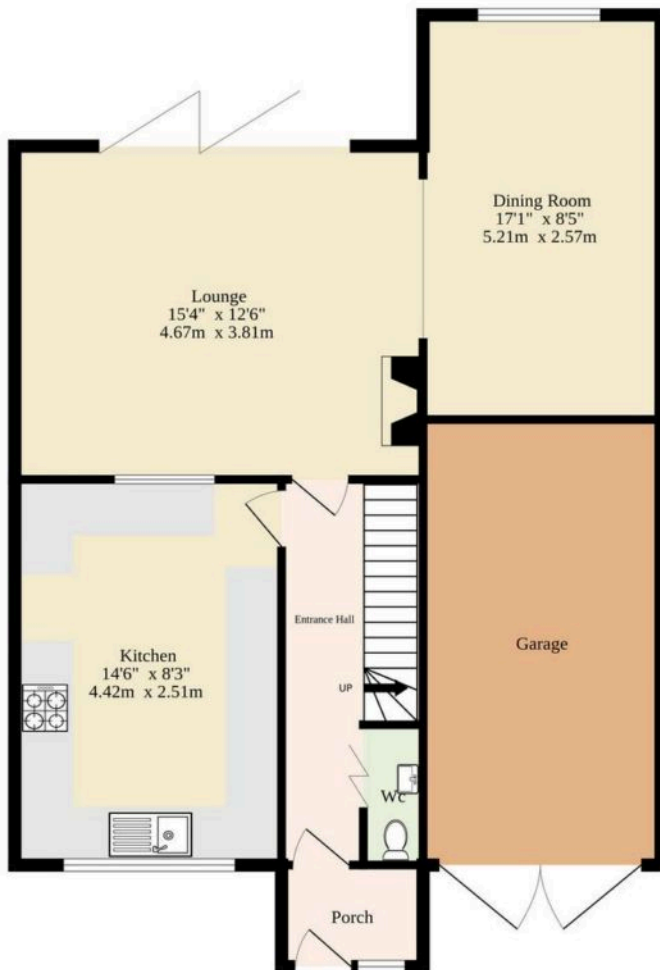
Throughout the property, double glazing ensures energy efficiency and sound insulation.

Outside, the rear garden is enclosed and mainly laid to lawn, with a paved patio area, a timber storage shed, and a paved path leading to the side of the property.

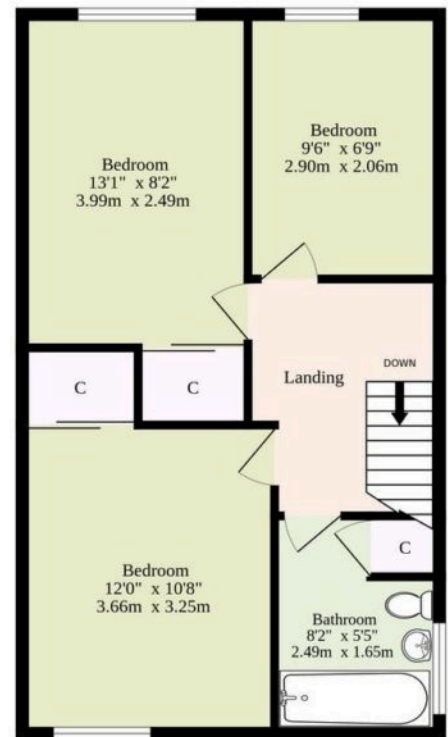
The front of the property features a lawned garden and a driveway leading to the garage, complete with double doors, power, and light, providing off-road parking.



Ground Floor
544 sq.ft. (50.5 sq.m.) approx.



1st Floor
399 sq.ft. (37.1 sq.m.) approx.



Sqft Excludes Garage

TOTAL FLOOR AREA : 1098sq.ft. (102.0 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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