



## The Laurels., 24a St. Catherines Avenue, Catfield

£325,000 Freehold

Guide price: £325,000 - £350,000. Ready to welcome its first owners, The Laurels is a thoughtfully designed, next-generation detached home offering stylish, energy-efficient living in a popular coastal-edge village. Built to a high standard with contemporary finishes and eco-conscious technology throughout, this modern property presents an exciting opportunity to move straight into a turnkey home with generous internal space and a generously sized garden. With an air source heat pump, solar panels, and high-quality interior fittings, it's a home that delivers both comfort and efficiency from day one.

Council Tax band: TBD

Tenure: Freehold



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Location

The Laurels is located in the village of Catfield, offering a peaceful rural setting while remaining just a short drive from the sought-after coastal village of Caister-on-Sea. Known for its beautiful sandy beach and welcoming community, Caister provides a fantastic mix of local amenities, including supermarkets, cafés, takeaways, pubs, and well-regarded schools, all within easy reach. The area benefits from excellent public transport links and convenient road access, making travel into



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## St. Catherines Avenue

Internal accommodation flows from a welcoming entrance hallway into a spacious front-facing lounge that provides a peaceful spot to relax. At the rear of the home, the kitchen/dining room stretches across the full width of the property and features French doors opening directly onto the garden - ideal for family life and entertaining. The kitchen itself has been finished to a high specification, with sleek units, integrated appliances, and modern worktops offering both style and practicality. A separate utility room provides a practical touch, while a ground floor WC is also located off the hallway.

Upstairs, the layout comprises three good-sized bedrooms, including a notably generous principal bedroom. A modern family bathroom is finished to a high specification and includes a three-piece suite with stylish fittings and tiling. All bedrooms are positioned off a central landing, making the upstairs space feel well-proportioned and balanced.

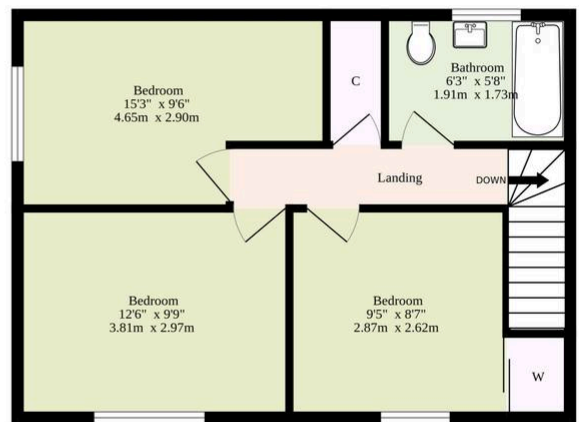
Outside, the property benefits from a private driveway offering ample off-road parking and a well-sized rear garden, offering scope for landscaping, play, or outdoor relaxation. This is a superb opportunity to own a high-quality home in a well-connected and desirable area, with the bonus of being completely move-in ready.



Ground Floor  
494 sq.ft. (45.9 sq.m.) approx.



1st Floor  
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 945 sq.ft. (87.8 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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