



36 Drift Road, Caister-On-Sea

Great Yarmouth



Minors & Brady



# 36 Drift Road

## Caister-On-Sea, Great Yarmouth

Situated in the sought-after coastal town of Great Yarmouth, this detached chalet bungalow offers light-filled interiors and generous outdoor space. The accommodation includes a spacious lounge with a feature fireplace that flows into a bright dining area, and a neatly fitted kitchen with integrated appliances, breakfast bar, and generous built-in storage. Three well-proportioned bedrooms are offered, with the master featuring built-in wardrobes and the upstairs double enjoying an en suite WC and useful eaves storage. A modern family shower room completes the interior. Outside, the enclosed rear garden presents a private and established setting with lawn, flowerbeds, mature hedging, greenhouse, and raised pond. A timber summer house with electric, plumbing, and WC provides flexibility as a studio, while a gated brickweave driveway and double-length garage ensure ample parking and storage. Local shops, cafés, supermarkets, and transport links to Norwich are all within easy reach.

### Location

Drift Road is located in the coastal town of Great Yarmouth, an area known for its long sandy beaches, historic seafront, and a wide range of leisure and entertainment facilities. Residents benefit from nearby local shops, schools, and everyday amenities, as well as excellent transport links by road and rail to Norwich and the surrounding areas. The property is also close to the town centre, where you'll find supermarkets, cafés, restaurants, and cultural attractions such as the Hippodrome Circus and Time and Tide Museum. For outdoor leisure, the Norfolk Broads National Park is just a short drive away, offering scenic waterways and countryside walks. The area is well served by local bus routes, making travel around town convenient and affordable. Families will also appreciate the choice of well-regarded primary and secondary schools nearby.







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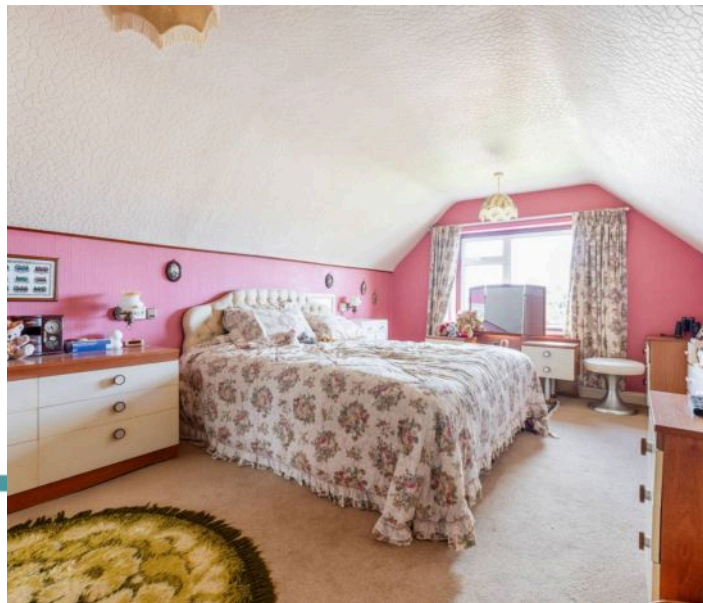
Step inside this home where the hallway sets a practical tone with a generous storage cupboard and additional space for everyday essentials. From here, you move into the generous lounge, a well-proportioned room with a wide front-facing window allowing plenty of natural light to filter through. Neutral carpeting and light striped wallpaper create a soft and inviting feel, while a stone-effect feature wall with a fireplace brings warmth and character. The lounge is open plan to the dining room, where a second large window continues the bright atmosphere, and the matching décor creates a sense of continuity between the two spaces.

The kitchen is neatly fitted with a range of light grey wall and base units, offering generous built-in storage complemented by ample work surfaces and a useful breakfast bar. Integrated appliances include a built-in oven with four-ring hob and extractor, with further space and plumbing for additional white goods. A window above the sink draws in natural light, and a rear door opens directly into the garden. The tile-effect flooring enhances the room's practical appeal.

Also on this floor are two bedrooms, the principal being a generous double with built-in wardrobes, and the second also a spacious and versatile room suitable as a bedroom, study, or guest space. Both are carpeted and enjoy good levels of natural light. The family shower room is neatly finished with a white suite comprising a vanity unit with inset basin and storage, concealed cistern WC, and enclosed shower with rainfall and handheld fittings, all set against marble-effect wall panelling. A heated towel rail adds further convenience, and dual aspect frosted windows ensure both brightness and privacy.

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An open tread wooden staircase with side handrail provides a focal point as it rises to the upper floor. Upstairs, the remaining bedroom is another well-sized double with carpeted flooring, generous natural light, and useful eaves storage. This room benefits from its own en suite WC, complete with tiled flooring, a basin, and WC. The rear garden is a generous and established outdoor space, mainly laid to lawn with a pathway, well-kept flowerbeds, and mature hedging providing a sense of privacy. A raised pond and greenhouse add interest for keen gardeners, while seating areas offer the opportunity to enjoy the surroundings. Towards the far end stands a timber summer house with French doors opening to the garden, benefitting from electric supply, plumbing, and a WC with basin. This versatile building could serve as a studio, office, or guest retreat.

To the front, a gated brickweave driveway provides ample off-road parking and leads to a double-length garage. The frontage has been smartly presented, giving the home strong kerb appeal and completing the overall picture of this attractive coastal property.

## Agents notes

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

Heating System- Gas Central Heating

Council Tax Band- C

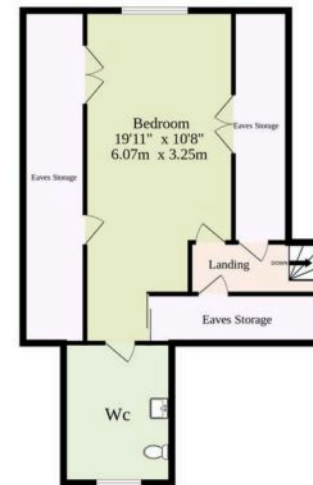


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Ground Floor  
847 sq.ft. (78.7 sq.m.) approx.



1st Floor  
318 sq.ft. (29.5 sq.m.) approx.



Sqft Includes Garage And Summer House

TOTAL FLOOR AREA : 1165 sq.ft. (108.2 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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 [caister@minorsandbrady.co.uk](mailto:caister@minorsandbrady.co.uk)

 01493 806188

 48 High Street, Caister-on-Sea, Great Yarmouth, NR30 5EH

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