



11 St. Christopher Close, Caister-On-Sea

Great Yarmouth



Minors & Brady



# 11 St. Christopher Close

Caister-On-Sea, Great Yarmouth

Set in the sought-after coastal village of Caister-on-Sea, this detached bungalow is a rare find, offering the perfect blend of comfort, style, and convenience. With the option to be sold chain free, it's an ideal choice for those looking to downsize while still enjoying spacious living. Featuring a bright entrance hall, versatile reception rooms, a brand-new kitchen, two double bedrooms with en-suite, and a beautifully maintained garden complete with summerhouse, this home promises both practicality and charm—ready to move straight into and start enjoying the lifestyle it offers.







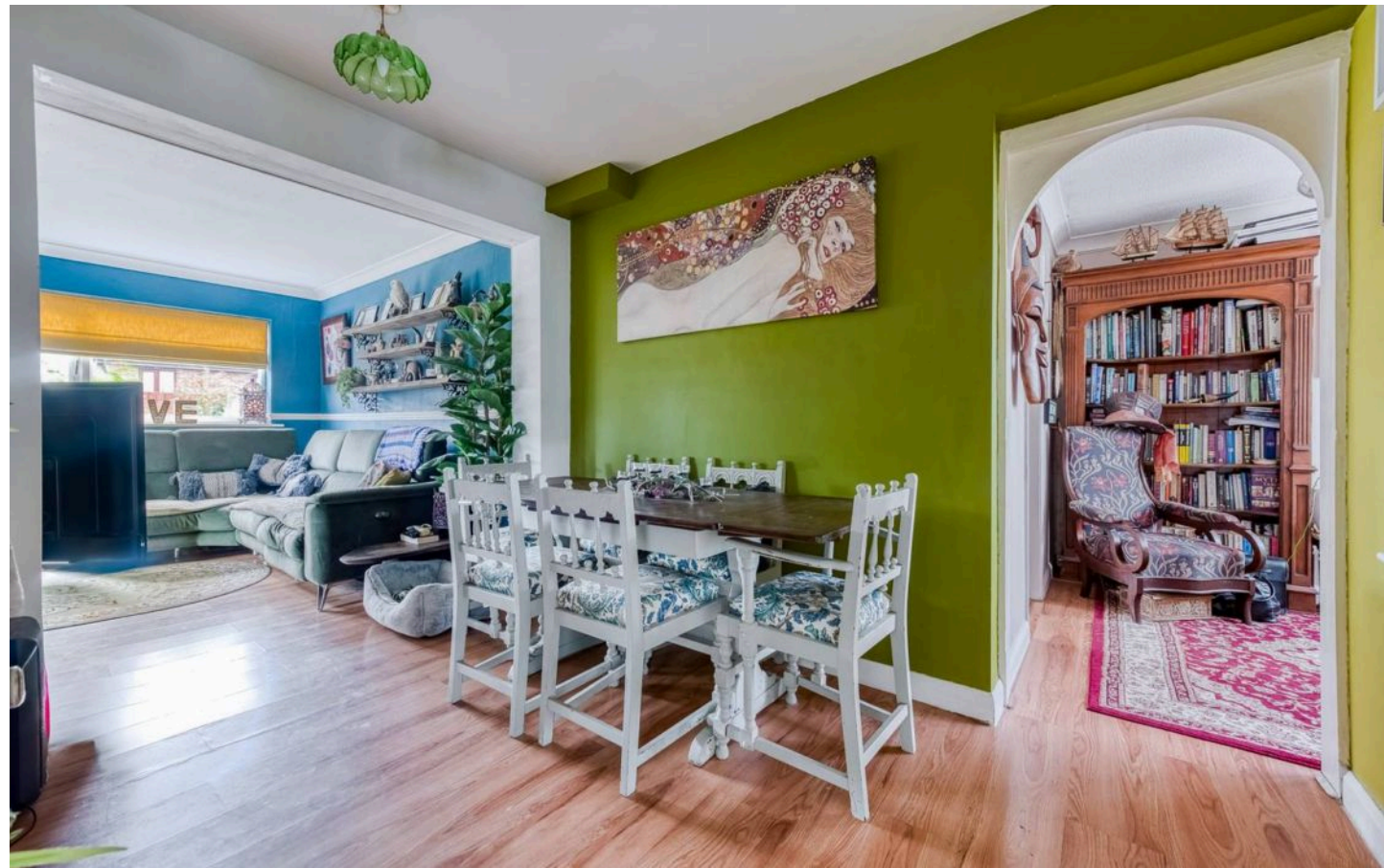
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# 11 St. Christopher Close

Caister-On-Sea, Great Yarmouth

- Detached bungalow positioned in the coastal village of Caister-On-Sea
- Potential to be sold chain free!
- Perfect choice for someone looking to downsize, without compromising on comfort and style
- Light-filled sitting room with a decorative fireplace, that has the flexibility to be utilised as a third bedroom, home office or a snug
- Dining room encouraging intimate family meals and gatherings
- Garden room featuring French doors that open out to the garden, creating a seamless flow between the indoor-outdoor spaces
- New kitchen equipped with quality wall and base cabinetry, a range-style oven and a Butler sink
- Two double bedrooms, a private en-suite and a new bathroom suite
- A private, well-maintained garden featuring a raised terrace for seating arrangements, a laid to lawn, established beds, a timber shed and a summerhouse with power
- A brick-weave driveway providing off-road parking





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## Location

St. Christopher Close is a quiet residential cul-de-sac located in the charming coastal village of Caister-on-Sea, just a few miles north of Great Yarmouth in Norfolk. Located in a primarily residential area, the street offers a peaceful setting while remaining within easy reach of the village's amenities. Local shops are conveniently nearby, including small supermarkets, a post office, a bakery, and traditional convenience stores that serve daily needs.

Families benefit from access to a range of educational options: Caister Academy serves older children and teenagers, while several primary and junior schools within walking distance cater to younger pupils. For children with additional support needs, specialized facilities are also available locally. Healthcare is well-served, with a community health centre and nearby GP practices providing general medical services, minor treatments, and routine health checks.

Transport links from St. Christopher Close are practical and varied. Bus services connect the village to Great Yarmouth and surrounding towns, while the nearest train station in Great Yarmouth offers rail connections to Norwich and beyond. Road access is straightforward via the A149, allowing residents to reach regional destinations quickly.



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This detached bungalow offers the perfect balance of seaside living and modern comfort. With the potential to be sold chain free, it presents an excellent opportunity for those seeking to downsize without compromising on space, style, or quality of life.

From the moment you step into the welcoming entrance hall, you're greeted with a bright and airy space designed to accommodate outdoor wear with ease, ideal for those who enjoy beach walks or tending to the garden. The home is thoughtfully laid out, with a dining room that creates a warm setting for family meals and gatherings, seamlessly leading into the garden room. Here, French doors open directly onto the garden, blurring the line between indoors and outdoors and offering a tranquil spot to enjoy throughout the seasons.

The light-filled sitting room, complete with a decorative fireplace, is a flexible living space. Whether used as a cosy lounge, an additional bedroom, a home office, or even a snug, it adapts effortlessly to your lifestyle. The newly fitted kitchen brings a touch of country charm, boasting quality wall and base cabinetry, a range-style oven, and a classic Butler sink, perfect for those who love to cook and entertain.





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Two generous double bedrooms provide comfort and relaxation, with the principal room enjoying a private en-suite. A brand-new bathroom suite serves the home with style and practicality, with a roll top bathtub, a toilet and a wash basin.

Outside, the private garden is beautifully maintained and thoughtfully designed. A raised terrace provides an inviting spot for outdoor dining or morning coffee, while the lawn, established beds, and additional features, a timber shed and summerhouse with power, create a versatile outdoor space that can adapt to your own preferences. Practicality is further enhanced by the brick-weave driveway, offering convenient off-road parking.

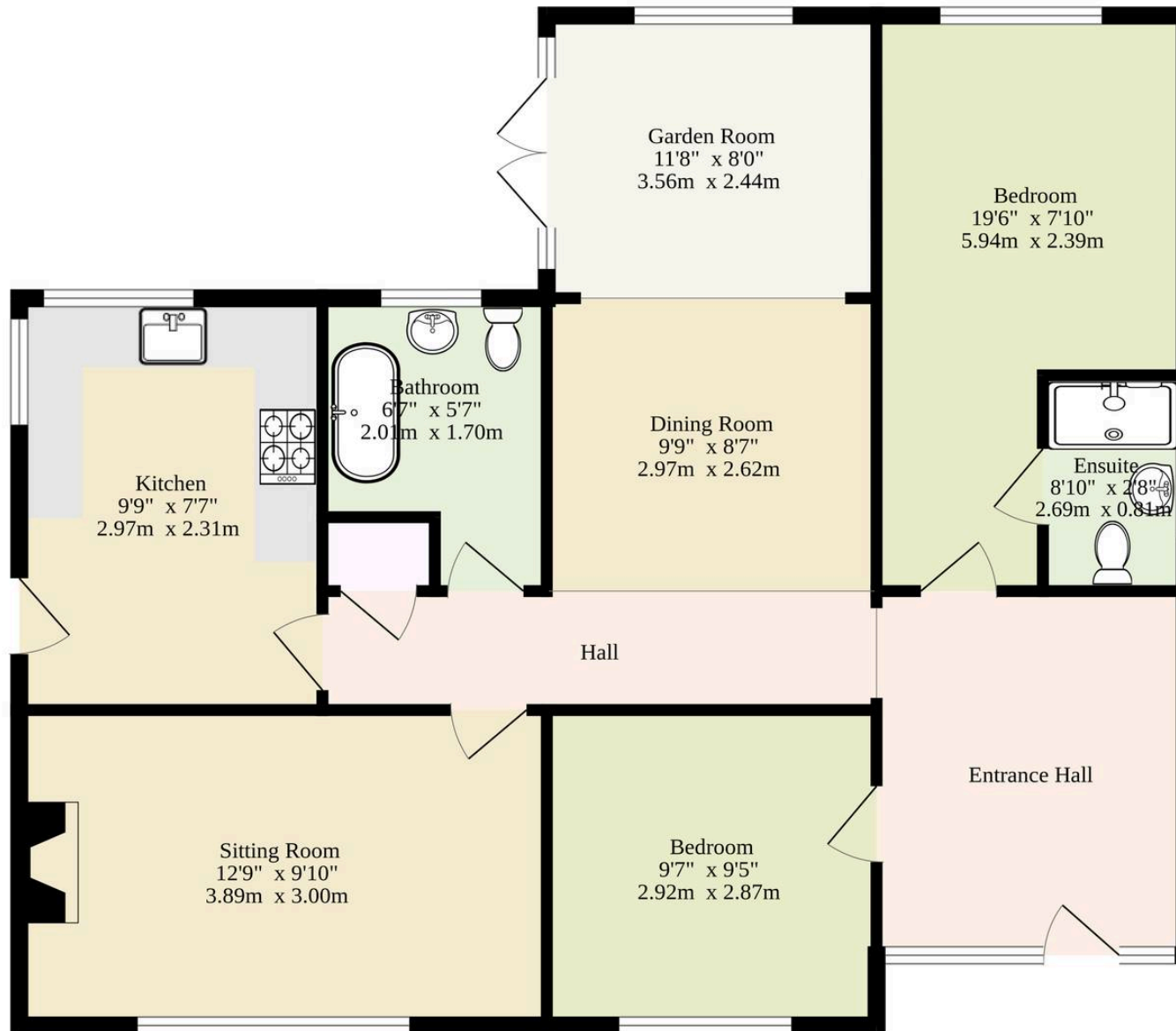
**Agents note**

Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

**Ground Floor**  
**774 sq.ft. (71.9 sq.m.) approx.**



TOTAL FLOOR AREA : 774 sq.ft. (71.9 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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# Dreaming of this home? Let's make it a reality



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Senior Property Consultant



Meet *James*  
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Meet *Lauren*  
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