



14 Biscay Gardens, Caister-On-Sea

Great Yarmouth



Minors & Brady

14 Biscay Gardens

Caister-On-Sea, Great Yarmouth

Immaculately presented and finished to a high standard, this detached home offers a flexible and well-considered layout suited to modern living. Multiple reception spaces include a front-facing lounge, a separate sitting and dining room, and a garden room opening directly onto a private, non-overlooked rear garden with patio and decked seating areas. A quality fitted kitchen and breakfast room sit at the heart of the home, complete with integrated appliances, a breakfast bar, and generous storage. Upstairs, the principal bedroom benefits from a fitted wardrobe and modern en suite shower room, alongside two further bedrooms and a contemporary family bathroom. Driveway parking is provided to the front, while the property is set within a well-established coastal village known for its long sandy beach, local amenities, and strong sense of community.

Location

Biscay Gardens is situated in the coastal village of Caister-on-Sea, a well-established location known for its long sandy beach, village amenities, and strong local community. Everyday needs are well catered for with nearby shops, supermarkets, schools, and regular bus routes, while the neighbouring town of Great Yarmouth offers a wider range of services, leisure facilities, and a mainline railway station. The area also provides easy access to scenic coastal walks and the Norfolk Broads, making it a popular choice for both permanent living and coastal escapes, with Biscay Gardens itself positioned within a quiet residential setting close to the shoreline. Road links from the village allow straightforward travel along the coast and inland to surrounding towns and villages.

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On entering the property, you are welcomed into a neatly finished entrance hall with patterned tiled flooring underfoot, a radiator cover, and soft neutral décor that sets the tone for the rest of the home. A part double-glazed coloured composite entrance door provides access, with carpeted stairs rising to the first floor and doors leading through to the main living areas, creating an easy and natural flow between spaces.

The lounge is positioned at the front of the property and offers generous proportions with a calm and inviting feel. Soft carpet flooring runs throughout, complemented by decorative strip panelling to one wall, subtle wallpaper detailing, wall-mounted lighting, a radiator, and a TV point. A front-facing double-glazed window allows plenty of natural light, creating a comfortable space for everyday living and relaxation.

To the rear, the kitchen has been thoughtfully arranged to provide both practicality and visual appeal. Extensively fitted with walnut finish wall and matching base units, the space features grey work surfaces with matching upstands, an integrated electric single oven with integrated microwave above, a four-ring gas hob with incorporated extractor hood, an integrated washing machine, an integrated dishwasher, and a single drainer sink unit. A breakfast bar provides informal seating, while tiled flooring continues throughout for durability and ease of maintenance. A radiator, a deep under-stairs storage cupboard, and a double-glazed window overlooking the rear garden complete the room.

From the kitchen, a separate sitting and dining room provides a versatile additional reception space. This room benefits from double aspect double-glazed windows to the front and rear, fitted carpet flooring, a radiator, and a TV point. The flexible layout allows comfortable use as a dining room, additional sitting room, or potential fourth bedroom if required.

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Leading directly from the kitchen, a garden room provides further reception space with tiled flooring and brick and PVC double-glazed construction beneath a pitched thermal roof. Power, lighting, and an electric heater are in place, with French doors opening directly onto the rear garden, making this a bright and practical room throughout the year.

Upstairs, the property offers three well-proportioned bedrooms finished with soft carpet flooring and neutral décor, with the landing benefiting from new fitted carpet and access to the loft space. The principal bedroom features two front-facing double-glazed windows, decorative strip panelling, a fitted double wardrobe, and an en suite shower room. The en suite is fitted with a corner quadrant shower enclosure with electric shower, vanity unit with inset wash basin, low-level WC, tiled flooring, chrome towel rail radiator, extractor fan, and a frosted double-glazed window to the front aspect. One of the remaining bedrooms also includes a built-in wardrobe for additional storage.

A family bathroom serves the remaining accommodation, fitted with a panelled bath, vanity unit with inset wash basin, low-level WC, oak-effect splashback panelling, tiled flooring, a radiator, and a frosted double-glazed window to the side aspect, continuing the modern finish seen throughout the home.

Externally, the rear garden is a generous and well-landscaped space offering a non-overlooked setting. A wide paved patio sits directly outside the garden room, complemented by a corner timber decked terrace with railings, creating two defined areas for outdoor seating. The remaining garden area is laid mainly to lawn with established borders, enclosed boundaries, and two useful storage sheds. To the front, the property is approached via a tarmac driveway, with additional block-paved parking space providing ample off-road parking.

Agents notes

Sold freehold, connected to all main services

Gas Central Heating

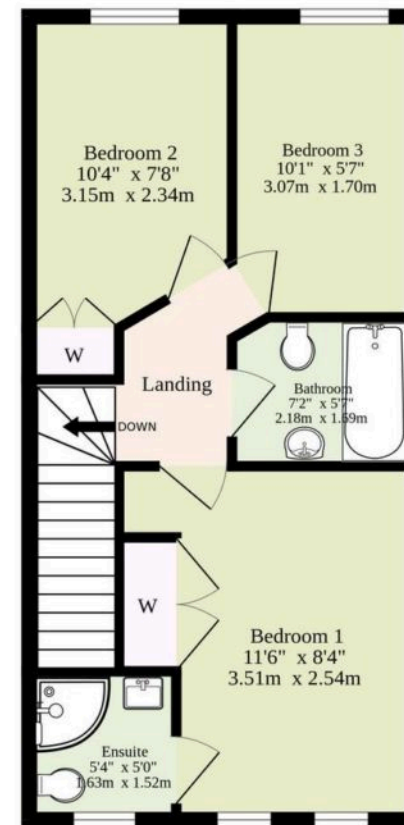
Council Tax Band- C



Ground Floor
573 sq.ft. (53.2 sq.m.) approx.



1st Floor
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 926 sq.ft. (86.0 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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