



77 Beach Road, Caister-On-Sea

£475,000 Freehold

This five/six-bedroom residence on Norfolk's cherished coastline achieves that rare balance of generous space and intimate comfort. Natural light moves freely through every room, guided by thoughtful design including an impressive sky lantern and dual-aspect windows capturing the coastal atmosphere. Contemporary design meets coastal living throughout. Wraparound gardens create complete seclusion with mature planting and private corners that shift with the seasons. Inside, rooms unfold with warmth and confidence. From ground-floor flexibility accommodating modern working life to generous entertaining spaces, this residence supports family living with grace.

Council Tax band: D

Tenure: Freehold

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Location

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This property enjoys a privileged position in one of east Norfolk's most desirable coastal villages, where a beautiful sandy beach defines daily life. The location offers that rare combination of true coastal living with comprehensive practical convenience.

The village provides impressive amenities including local infant, primary, and secondary schools, restaurants, pubs, golf course, supermarkets, cafés, village store, post office, church, and dental and medical surgeries. This is coastal living without compromise.

Great Yarmouth lies approximately ten minutes away, offering expanded facilities. Its mainline railway station provides direct commuter links to Norwich in approximately 35 minutes. The surrounding Norfolk coastline provides endless opportunities for exploration directly from the doorstep.

Beach Road, Caister-on-Sea

The property establishes its character through mature planting and borders softening the entrance. The stone-paved driveway provides generous off-road parking. Entering through a dedicated porch, cast iron radiators provide warmth and aesthetic weight, while thoughtful layout ensures immediate access to ground floor facilities and reception rooms.

The stunning modern kitchen embraces cream cabinetry, granite-effect worktops, and comprehensive integrated appliances including floating double ovens with warming drawers, extractor hob, washing machine, dishwasher, and full-length refrigerator.

Dual-aspect windows invite natural light and garden views into daily cooking and conversation. The dedicated pantry room accommodates additional provisions and a large freezer, keeping the main kitchen uncluttered.

Wooden laminate flooring creates visual continuity, while generous proportions ensure the space never feels crowded.

The lounge commands attention, a spacious 23ft by 20ft room where wooden laminate flooring, twin cast iron radiators and an



The rear garden provides varied outdoor living. Shingled areas with synthetic grass create low-maintenance zones for outdoor seating, while central lawned sections offer space for play. Mature trees and bushes frame the boundaries, creating privacy while

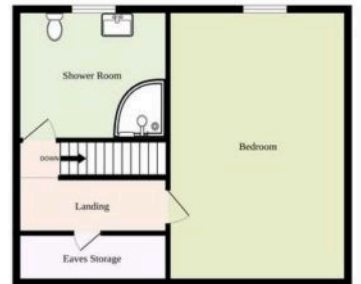
Ground Floor
1226 sq.ft. (113.9 sq.m.) approx.



1st Floor
644 sq.ft. (59.8 sq.m.) approx.



2nd Floor
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 2388 sq.ft. (221.9 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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