



39 Wright Close, Caister-On-Sea

Great Yarmouth



Minors & Brady

## 39 Wright Close

Caister-On-Sea, Great Yarmouth

Designed for modern living, this well presented three bedroom semi detached home offers spacious and well arranged accommodation, ideal for first-time buyers or a growing household. The property features a fitted kitchen, a generous lounge diner, and a large conservatory with a pitched roof and French doors opening onto an enclosed rear garden arranged with decking, patio and lawn areas. Upstairs provides three bedrooms off the landing and a family bathroom. Externally, there are two allocated parking spaces within a private rear car park. The home is conveniently positioned close to the sandy seafront and promenade with its leisure facilities, cafés and coastal walks, and also benefits from easy access to local shops, supermarkets, schools and healthcare services.

### Location

Wright Close is situated within a well-established residential area of Great Yarmouth, offering convenient access to a wide range of everyday amenities. Local shops, supermarkets, schools and healthcare services are all within easy reach, while regular bus routes provide connections into the town centre and surrounding areas. The town's sandy seafront and promenade are close by, providing leisure facilities, cafés and coastal walks throughout the year. The location also benefits from direct access to the A47, making travel towards Norwich and neighbouring towns straightforward for commuters. Nearby parks and open spaces further add to the appeal, offering additional options for recreation and outdoor activities.





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### Wright Close, Caister-On-Sea

You enter the property through a covered entrance porch into the hallway, where stairs rise to the first floor, and a useful under-stairs cupboard provides practical storage. To the front aspect, the kitchen is fitted with a range of wall and base units finished in light wood, set beneath dark work surfaces with tiled splashbacks. An integrated oven sits below a gas hob with extractor hood over, and there is an inset stainless steel sink positioned beneath the window. There is designated space for further white goods, as shown, creating a functional and efficient layout.

To the rear, the lounge and dining area spans the width of the property, finished with wood effect flooring and centred around glazed double doors that open directly into the conservatory. This reception room offers generous space for both seating and dining, with a large window drawing in natural light and providing a pleasant outlook towards the garden.

The conservatory forms a standout feature of the home, constructed with a brick base and extensive glazing beneath a pitched roof. French doors open onto the rear decking, creating an easy connection between inside and out. The proportions allow for a dedicated dining or additional sitting area, making it a versatile extension of the main living space.



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Upstairs, the landing gives access to three bedrooms and the family bathroom. The principal bedroom sits to the front, with two further bedrooms positioned to the rear, each served by the central landing. Completing the interior, the family bathroom is fitted with a panelled bath with shower and glass screen, a pedestal wash basin and a low level WC, with tiled walls and a heated towel rail completing the space.

Externally, the rear garden is enclosed by timber fencing and arranged with a decked seating area directly off the conservatory, alongside a paved patio and lawn section. A side access gate provides practical entry, and the garden offers space for outdoor seating and play. To the front, there is a lawned garden and pathway leading to the entrance. Two allocated parking spaces are situated within a private car park to the rear of the property.

### Agents notes

Sold freehold, connected to main services: water, electricity, gas and drainage.

Gas Centrl Heating

Council Tax Band- B

Some images used in this listing have been digitally staged to illustrate potential furnishing and layout options. We recommend arranging a viewing to assess the space and features in person.

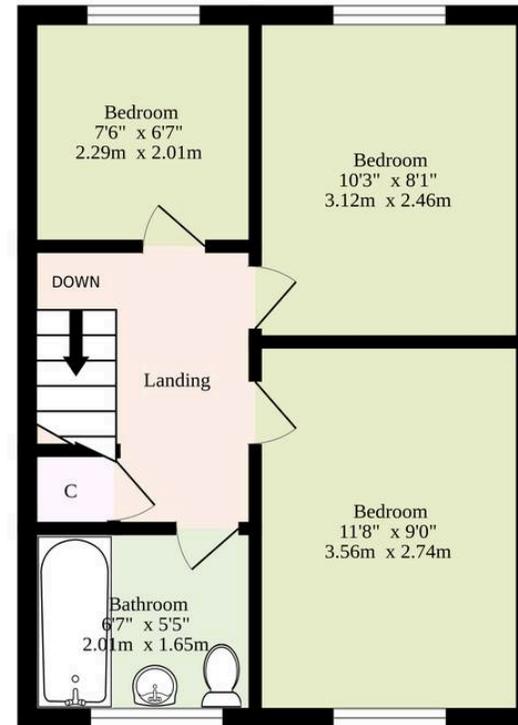


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Ground Floor  
518 sq.ft. (48.1 sq.m.) approx.



1st Floor  
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 869 sq.ft. (80.7 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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*Your home, our market*

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