



52 Westerley Way, Caister-On-Sea
Great Yarmouth



Minors & Brady

52 Westerley Way

Positioned within a popular residential corner of Caister, this smartly presented link-detached bungalow delivers far more than first meets the eye. The layout has been thoughtfully arranged to offer two comfortable bedrooms alongside a flexible hobbies or store room that adapts easily to modern living. A spacious sitting room forms the social hub of the home, centred around a wood-burning stove that adds both character and warmth. Sliding doors draw you through to a conservatory, creating a natural extension of the living space and a pleasant spot to unwind. Practicality is well catered for with a fitted kitchen supported by a separate utility room, keeping everyday tasks neatly out of sight. The wet room is cleanly finished and designed with ease and accessibility in mind. Outside, low-maintenance gardens and driveway parking complete a home that balances comfort, function and location with ease.

- Well presented link-detached bungalow set within a sought-after residential location in Caister
- Two comfortable and well-proportioned bedrooms offering pleasant front-facing aspects
- Useful additional store room or hobbies room providing flexible space for storage, work or leisure
- Generous sitting room featuring a characterful wood-burning stove as a central focal point
- Bright conservatory offering an additional reception space with views over the rear garden
- Fitted kitchen arranged with a range of wall and base units and space for everyday appliances
- Separate utility room adding valuable practicality with further storage and external access
- Modern wet room style shower room





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Caister-On-Sea, Great Yarmouth

The Location

Westerley Way is a well-established residential street in the Newtown area of Great Yarmouth, offering a practical setting for everyday living. Local convenience shops, takeaways and services are close at hand, with larger supermarkets and a broader range of independent retailers easily reached on Yarmouth Road, in Caister-on-Sea, or towards the town centre. The area is well placed for families, with Northgate Primary School and North Denes Primary School nearby, along with Great Yarmouth Charter Academy and Caister Academy providing secondary options.

Regular bus services run along surrounding routes, giving straightforward access to Great Yarmouth town centre, Gorleston and surrounding villages, while Great Yarmouth railway station is within easy reach for connections to Norwich and the wider region. The seafront, coastal walks and town amenities are all close enough to enjoy without being on the doorstep, making Westerley Way a convenient base for those who value access to schools, transport and day-to-day facilities in a settled neighbourhood.



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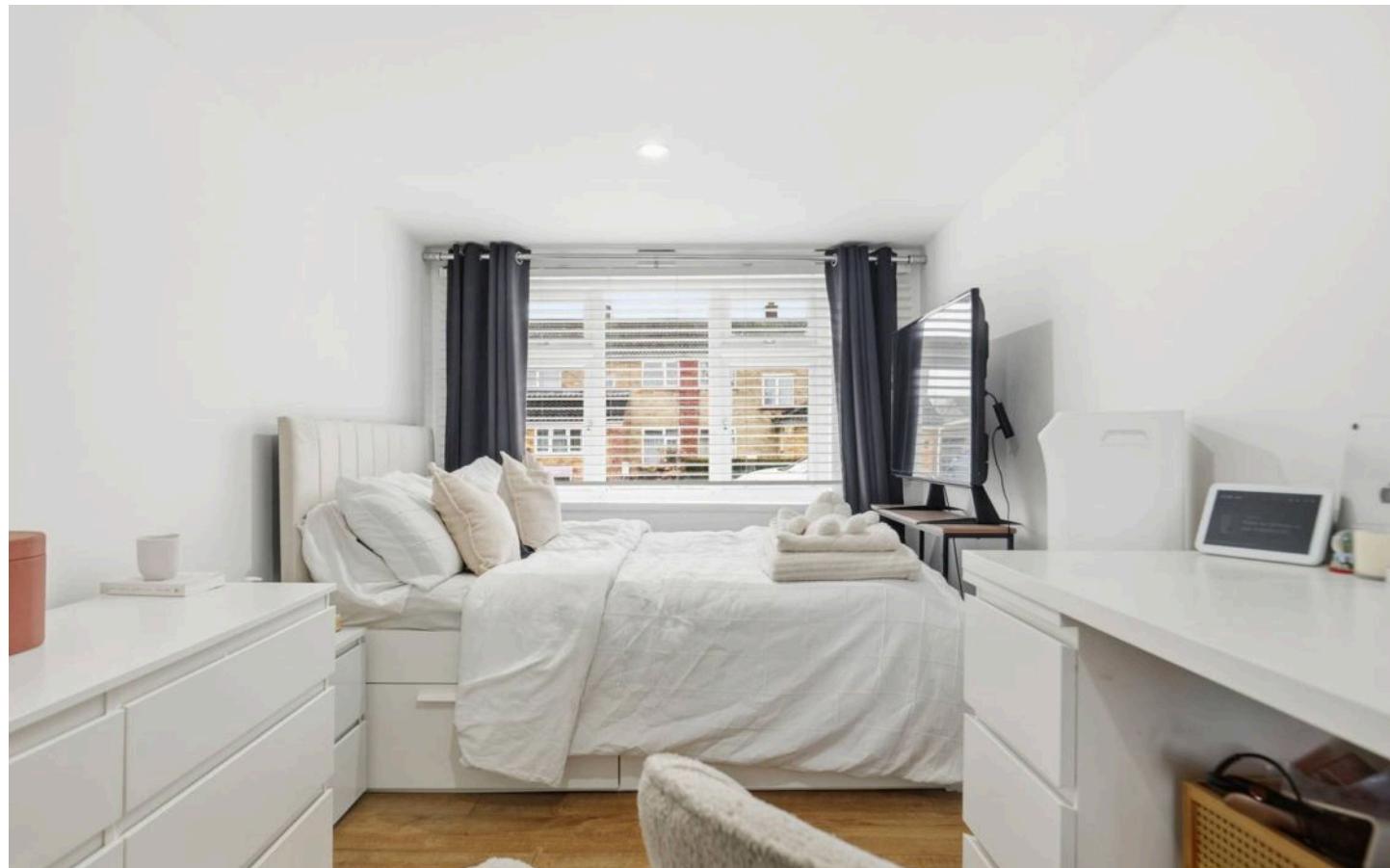
Westerley Way, Caister-On-Sea

This well-presented link-detached bungalow is situated in a sought-after residential area within the popular village of Caister and offers comfortable, flexible accommodation ideally suited to a range of buyers. The property provides two bedrooms alongside a useful store room or hobbies room, allowing space for home working, storage or leisure use, all arranged on a single, easy-to-navigate level.

At the heart of the home is a spacious sitting room, an inviting space enhanced by a feature fireplace with inset wood-burning stove, creating a warm and welcoming atmosphere. Sliding doors lead through to the conservatory, which enjoys views over the rear garden and offers a pleasant additional living area with direct access outside.

The kitchen is fully fitted with a range of wall and base units and is complemented by a separate utility room, providing practical space for laundry and appliances with doors opening to both the front and rear of the property.

The accommodation continues with two well-proportioned bedrooms, both positioned to the front of the bungalow, along with a modern wet room/shower room fitted with a white suite, storage and accessible shower facilities. The property further benefits from UPVC double glazing and gas-fired central heating throughout.



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Outside, the bungalow enjoys low-maintenance gardens to both the front and rear. The front is mainly laid to artificial turf with decorative borders and a driveway providing ample off-road parking.

To the rear, the enclosed garden has been designed for ease of upkeep and enjoyment, featuring artificial turf, a generous decked seating area ideal for entertaining, raised planters, timber outbuildings and a dedicated BBQ area. Overall, this is a well-cared-for home offering a practical layout, attractive outdoor space and a convenient village setting, and internal viewing is strongly recommended to fully appreciate what is on offer.

Agents Note

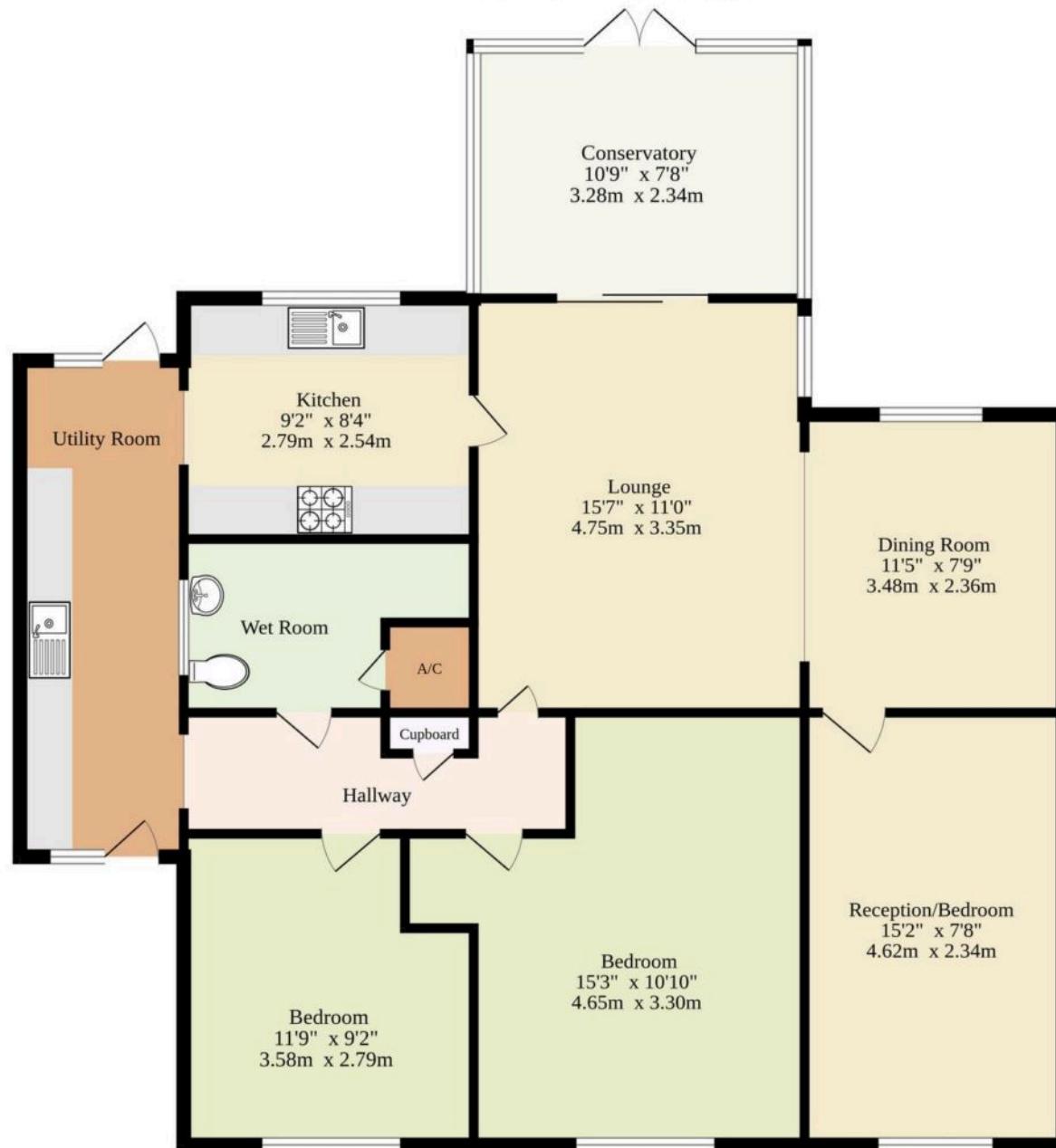
This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.



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Ground Floor
996 sq.ft. (92.5 sq.m.) approx.



TOTAL FLOOR AREA : 996 sq.ft. (92.5 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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Senior Property Consultant



Meet *James*
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