



8 Hurrell Road, Caister-On-Sea

Great Yarmouth



Minors & Brady

8 Hurrell Road

Caister-On-Sea, Great Yarmouth

This spacious one-bedroom home offers a fantastic opportunity for first-time buyers or investors, with well-proportioned accommodation and excellent potential to personalise. Set within a convenient location in Caister on Sea, the property is well placed for access to local amenities, shops and the nearby coastline.

Having recently benefitted from new carpets and vinyl flooring throughout, the home presents a fresh and ready-to-move-in feel, while still offering scope for further improvement and modernisation over time. With a generous layout, off-road parking and a good-sized garden, this is a property that combines immediate comfort with longer-term potential.



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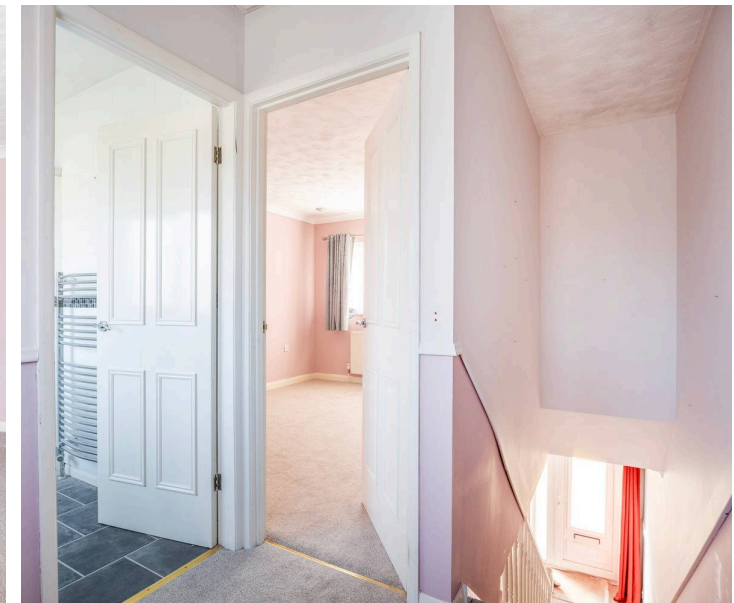
- Spacious property offering a great opportunity to personalise and add value
- Ideal first time buy or investment purchase with excellent potential
- Recently laid carpets and vinyl flooring throughout, creating a fresh and ready to move in feel
- Generous living accommodation including a large conservatory providing additional reception space
- Large bedroom on first floor benefiting from a built-in wardrobe
- Enclosed rear garden of a good size, offering plenty of outdoor space to enjoy or develop further
- Off road parking providing convenient and practical access
- Well positioned within Caister on Sea, close to local amenities and the coastline

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



M&B

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Location

Situated in the coastal village of Caister-on-Sea, Hurrell Road benefits from a convenient setting close to a range of everyday amenities. The village offers local shops, supermarkets, schools, and leisure facilities, along with a strong community feel. The nearby coastline provides access to sandy beaches and seafront walks, adding to the appeal of the area.

Great Yarmouth is just a short drive away, offering a wider selection of retail, dining, and entertainment options, as well as transport links including rail services to Norwich. The area is also well connected by road, making it practical for travel to surrounding towns and villages while enjoying a coastal location.

Hurrell Road

The layout begins with a comfortable lounge, providing a welcoming main living space with room for both seating and everyday use. From here, the property flows through to the kitchen, which is positioned to the rear and offers a practical arrangement with space for appliances and storage. The kitchen then leads directly into the conservatory, creating a generous additional reception area that works well as a dining space or second sitting area, with plenty of natural light and views over the garden.



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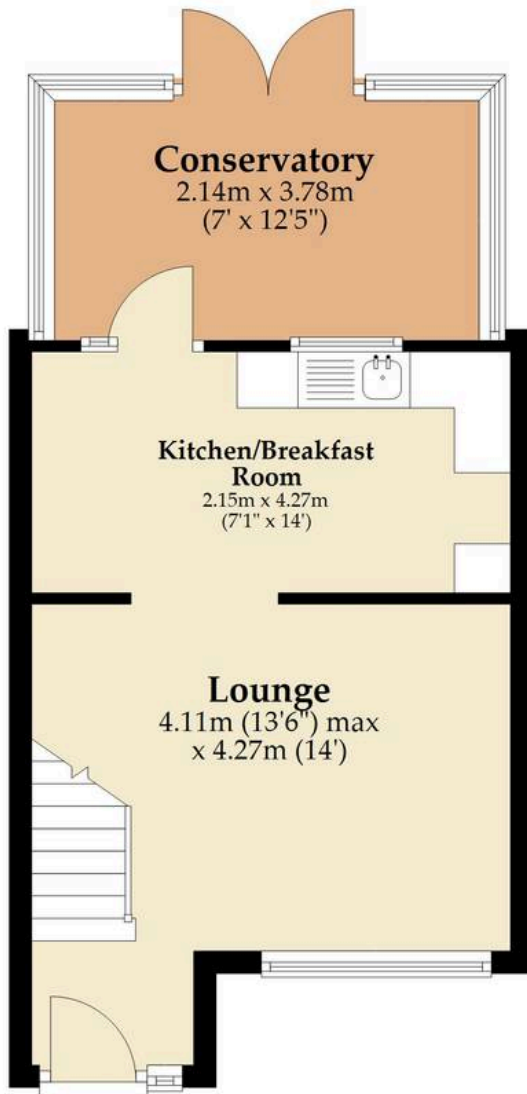
The bedroom is particularly spacious and benefits from built in wardrobes, providing excellent storage. Its size also allows for flexibility in layout, with space for additional furniture or a working from home setup if required. The property is served by a bathroom fitted with a practical suite.

Externally, the rear garden is a great size, offering plenty of outdoor space to enjoy, with potential for further landscaping or personalisation. To the front, off road parking provides convenient access.



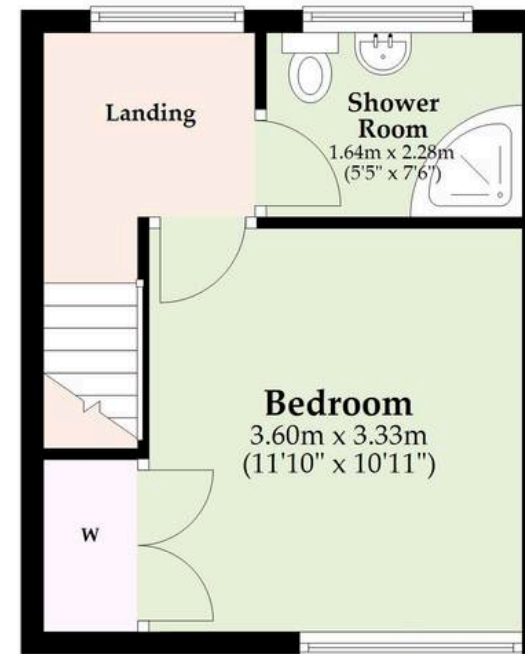
Ground Floor

Approx. 32.7 sq. metres (352.2 sq. feet)



First Floor

Approx. 22.8 sq. metres (245.3 sq. feet)



Total area: approx. 55.5 sq. metres (597.5 sq. feet)

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.

Plan produced using PlanUp.

Dreaming of this home? Let's make it a *reality*.



Meet *Sarah*
Senior Property Consultant



Meet *Dan*
Branch Partner



Meet *Lauren*
Property Consultant

Minors & Brady
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