



1 Appleyard Mews High Street, Caister-On-Sea

Great Yarmouth



Minors & Brady

1 Appleyard Mews High Street

Caister-On-Sea, Great Yarmouth

Set within a well-established road in the coastal village of Caister-on-Sea, this end-of-terrace home offers a thoughtful arrangement of space across three floors, designed to suit modern day-to-day living with ease. The interiors feel bright and welcoming, with a layout that moves naturally from a light-filled living room through to a practical kitchen and dining area opening directly onto the garden, making everyday routines and informal gatherings feel straightforward and connected. With four bedrooms in total, including a top-floor room with its own en-suite, the house offers genuine flexibility for family life, guests or those needing dedicated work or hobby space. Outside, the garden provides a simple yet enjoyable setting with both patio and lawn, while two allocated parking spaces add everyday convenience. Overall, it is a home that feels settled, adaptable and well placed for enjoying coastal living in a friendly village setting.

Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating.

Two allocated parking spaces (Minors & Brady are unable to verify this information).



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Caister-On-Sea

High Street in Caister-on-Sea is the main central road running through a coastal village just north of Great Yarmouth in Norfolk. It sits slightly inland from the seafront, which is within walking distance, so the area feels a bit split between everyday residential life and nearby seaside activity. It's fairly flat and open, with a steady flow of local traffic using it as a connector between the village and the A149 coastal route.

Along the High Street itself, the offer is practical rather than varied: a small supermarket, independent convenience shops, a post office, takeaways, and a handful of service-based businesses like hairdressers and charity shops. It's the sort of place people use for routine errands rather than spending a lot of time browsing. For wider shopping, leisure, and employment, most residents head into Great Yarmouth nearby. The village has local schools within or just off the surrounding residential streets, including primary provision in Caister and secondary schooling typically accessed in the wider Great Yarmouth area.

Transport is mainly by road and bus. Regular bus services run along the High Street linking Caister with Great Yarmouth and other nearby coastal settlements, and from there onward connections to Norwich are available. There is no railway station in the village, so rail travel requires a short trip into Great Yarmouth. Lifestyle-wise, the area is generally quiet and residential, with a strong local community feel.



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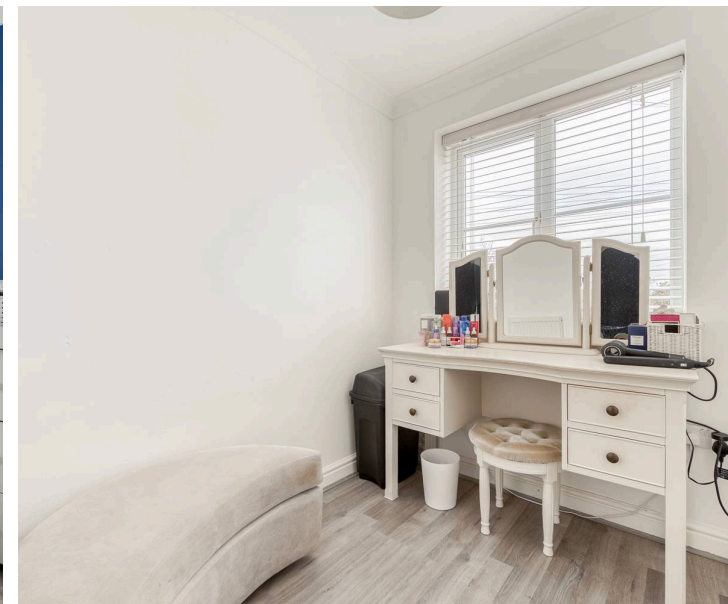
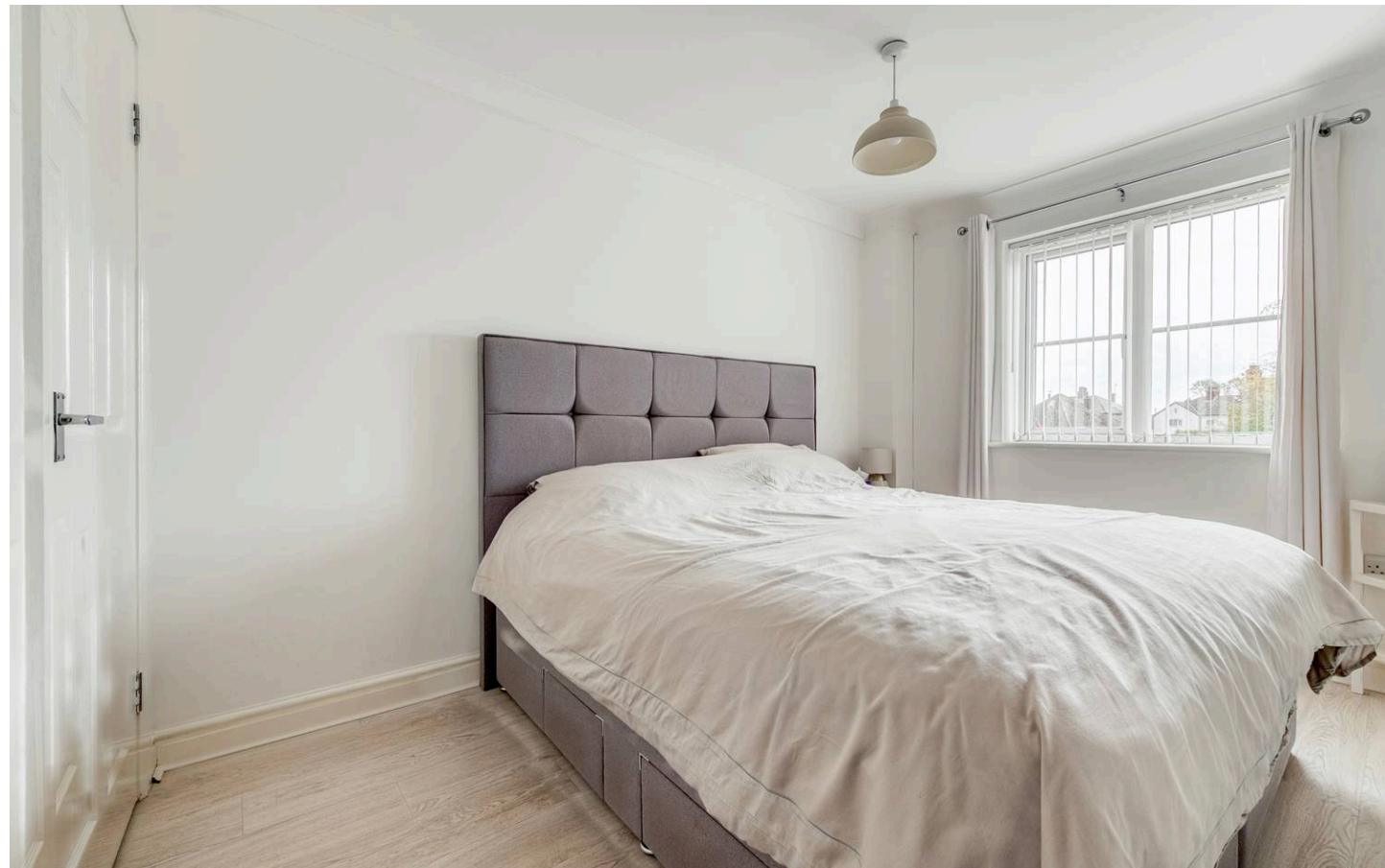
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Positioned along a well-established residential road within the coastal village of Caister-on-Sea, this end-of-terrace home offers well-considered accommodation arranged across three floors, with a practical layout and a natural sense of light throughout. The location provides straightforward access to the coastline and village amenities, while maintaining a settled residential feel.

On arrival, a welcoming entrance hall sets a clear and well-organised tone for the property. The space feels open from the outset, with good natural light contributing to an immediate sense of comfort. A convenient ground floor WC is positioned off the hallway, adding everyday practicality for both residents and visitors. From here, the ground floor accommodation flows through in a logical and accessible manner.

The principal living room is notably bright, with generous proportions that allow for a variety of furnishing arrangements. Large windows invite natural light into the space, creating an uplifting setting that works equally well for day-to-day living and hosting guests. The room offers enough flexibility to accommodate both relaxed seating areas and additional furniture where required, making it a highly usable and adaptable reception space.



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To the rear of the property, the kitchen and dining room provide a well-planned setting for cooking and dining. Fitted units offer useful storage alongside an integrated oven, fridge/freezer and plumbing for a washing machine. The dining area sits comfortably within the room, allowing for a sociable layout that remains practical for everyday use. French doors open directly onto the garden, encouraging an easy connection between the interior and outdoor space and allowing natural light to further enhance the room throughout the day.

On the first floor, there are three well-proportioned bedrooms, each offering a comfortable level of privacy. These rooms are suitably flexible, lending themselves not only to sleeping accommodation but also to alternative uses such as a home office, dressing room or children's play space, depending on individual requirements. The arrangement of this floor supports a variety of household needs, whether for family living or those requiring additional workspace.

The family bathroom is finished with a classic three-piece suite, complemented by vanity storage that provides practical space for everyday essentials. The design is straightforward and functional, supporting the needs of a busy household while remaining neatly presented.



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The second floor is dedicated to a further double bedroom, offering a greater sense of separation from the main accommodation. This space benefits from its own en-suite facilities, providing added convenience, particularly for guests or older members of the household. Eaves storage is also available, ensuring useful additional space for household items.

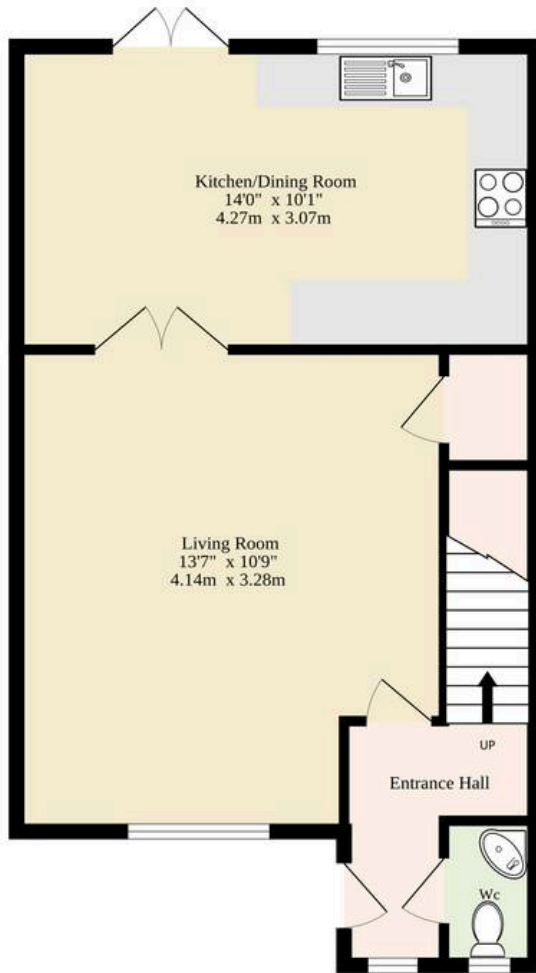
Externally, the rear garden is arranged to provide an easy-to-maintain outdoor area. A patio section offers a defined space for outdoor seating, dining or entertaining during the warmer months, while the remainder of the garden is laid to lawn, providing a simple and usable outdoor setting. To the front, the property further benefits from two allocated parking spaces, a valuable feature within this residential location.



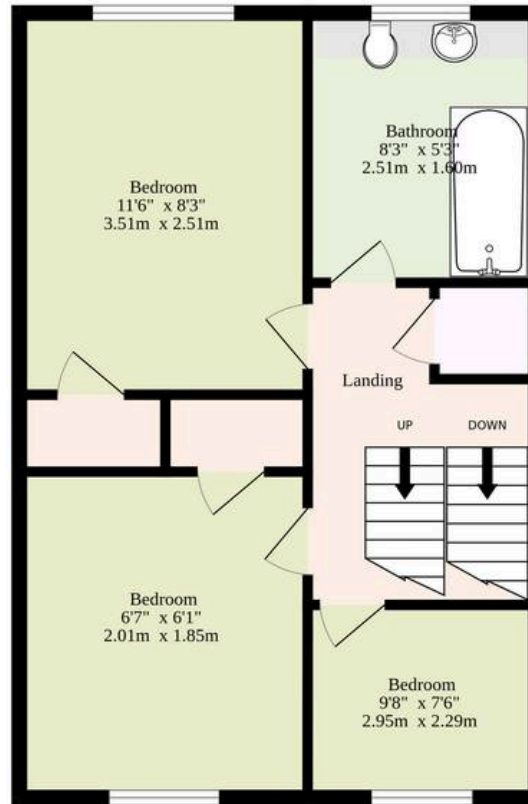
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		90
(81-91)	B		
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC 

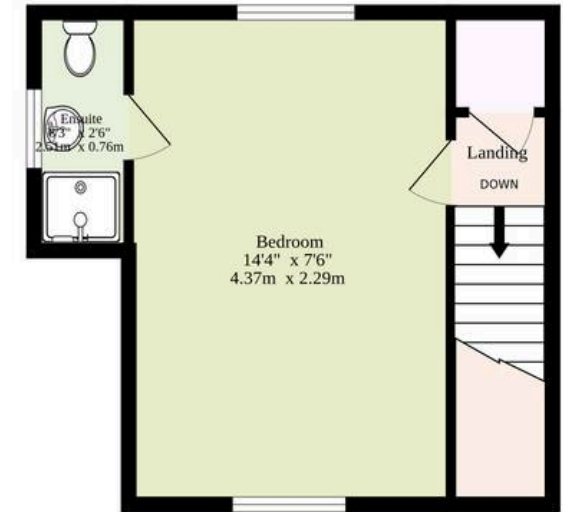
Ground Floor
369 sq.ft. (34.3 sq.m.) approx.



1st Floor
341 sq.ft. (31.7 sq.m.) approx.



2nd Floor
148 sq.ft. (13.7 sq.m.) approx.



TOTAL FLOOR AREA : 858 sq.ft. (79.7 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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Minors & Brady
Your home, our market

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