



Sunset Cottage Back Road, West Caister

Great Yarmouth



Minors & Brady

# Sunset Cottage Back Road

West Caister, Great Yarmouth

There's a lovely moment as you step outside here and the countryside simply opens up around you, the kind of setting that instantly slows the pace and makes you feel at home. This detached cottage offers that same easy comfort inside, with a spacious lounge diner, a bright conservatory and a practical flow that suits everyday living. The fitted kitchen and generous utility room provide excellent workspace and storage, while upstairs you'll find three well-proportioned bedrooms and a modern shower room. Outside, the wrap-around garden offers a choice of peaceful seating spots and far-reaching field views that are particularly beautiful at sunset. A warm, well-kept home in a popular semi-rural setting, it's one that truly rewards a viewing.

## Agents Notes

Freehold

Connected to mains water, electricity and gas.

Septic tank.

Gas LPG heating system.



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- Detached cottage positioned in a quiet semi-rural setting with open field views
- Three well-proportioned bedrooms offering good natural light and pleasant outlooks
- Spacious living/dining room with multi-fuel stove and defined dining area
- Fitted kitchen providing ample storage, work surfaces and appliance space
- Generous utility room with additional units, sink and plumbing for laundry and dishwasher
- Bright conservatory offering flexible additional living space
- Modern upstairs shower room with walk-in cubicle and vanity storage
- Wrap-around garden with lawns, mature planting and multiple seating areas
- Useful outbuildings including storage, greenhouse and fuel store
- Popular semi-rural location within convenient reach of nearby amenities



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## West Caister

Back Road sits in the quiet rural edge of West Caister, surrounded by open fields, woodland pockets and the historic grounds around Caister Castle. It feels tucked away, yet you're only a few minutes' drive from the coastline at Caister-on-Sea and the wider amenities of Great Yarmouth. Day-to-day needs are easy to reach: the closest supermarkets include Tesco Superstore on Norwich Road, Co-op Food on Tan Lane, and Lidl on Northgate Street in Great Yarmouth.

Families have several schools within practical distance, such as Caister Infant & Junior Schools, Caister Academy, and North Denes Primary slightly further south. Transport links are straightforward, with regular bus routes running toward Great Yarmouth and along the A149, plus simple road access for commuting into Norwich. Life here leans toward calm, countryside-meets-coast living, morning walks, easy access to village amenities, and a setting that feels peaceful without being remote.



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# Sunset Cottage Back Road

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A charming detached cottage set in a peaceful semi-rural position, this welcoming home enjoys stunning countryside views, generous wrap-around gardens and a versatile layout that suits both everyday living and relaxed entertaining. Thoughtfully maintained and filled with natural light, it offers a comfortable blend of character and practicality throughout.

The ground floor begins with a welcoming entrance hall leading into a spacious living/dining room, an inviting dual-aspect room featuring a character fireplace with a multi-fuel stove and a defined dining area framed by exposed beams.

At the heart of the home sits the fully fitted kitchen, equipped with a range of wall and base cabinetry, roll-edge work surfaces, tiled splashbacks, an inset stainless-steel sink, electric cooker point, space for appliances and dual-aspect windows that bring in plenty of daylight.

The adjoining large utility room provides excellent additional storage and workspace, fitted with further units, a single-drainer sink, plumbing for both washing machine and dishwasher, tiled splashbacks and housing the LPG-fired central-heating boiler.

To the rear, a generous conservatory runs almost the full width of the property, offering a bright and flexible seating area with views across the garden and doors opening to both sides.



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Upstairs, the property offers three bedrooms, each enjoying natural light and rural outlooks, along with a well-appointed shower room featuring a walk-in cubicle, vanity basin, WC and complementary wall finishes.

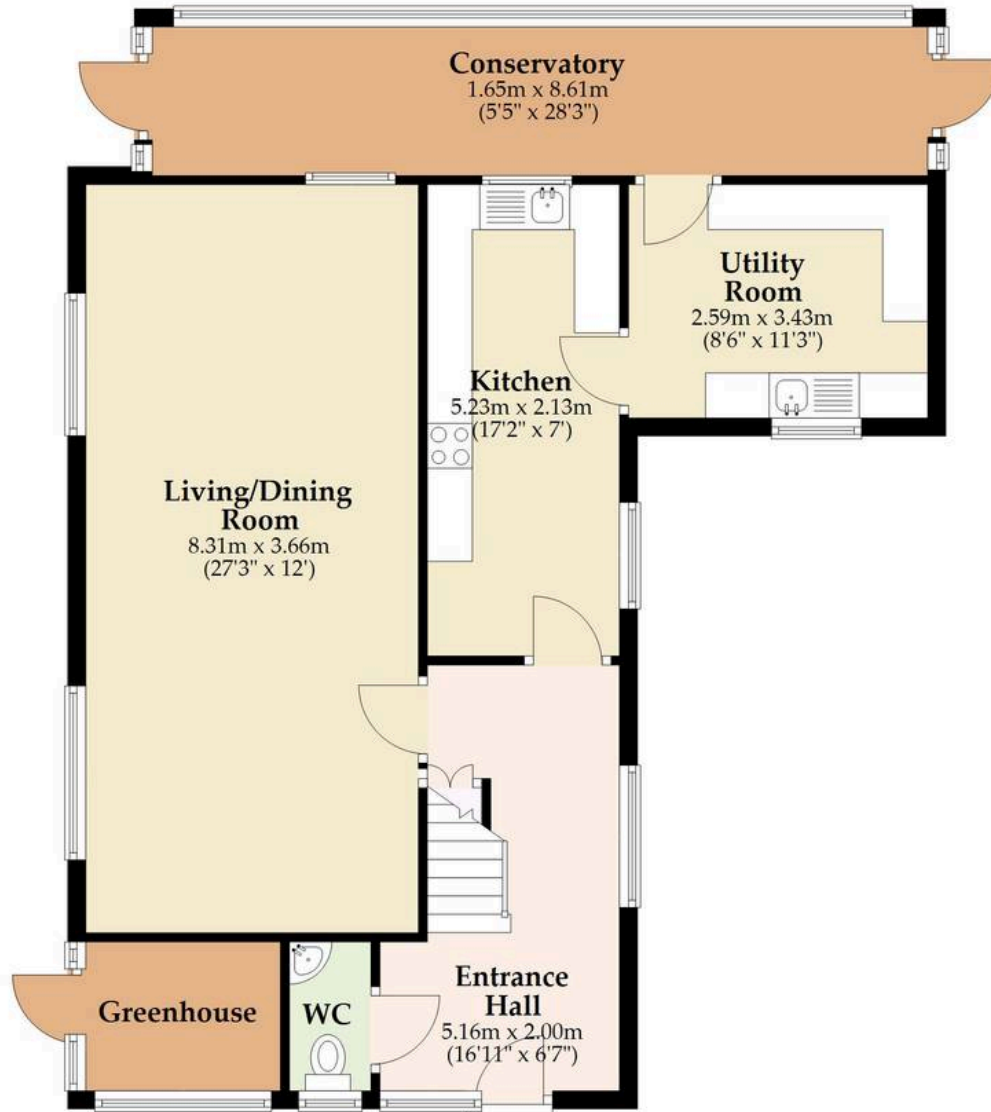
The wrap-around garden is a standout feature, thoughtfully arranged to provide a choice of seating areas throughout the day. Laid mainly to lawn with mature trees, shrubs and hedging, it includes a patio, BBQ area, shingled seating spot, covered well, greenhouse and useful outbuildings. The far-reaching field views create a beautiful backdrop, particularly at sunset.

On-road parking is available, with the potential to have a driveway if required.



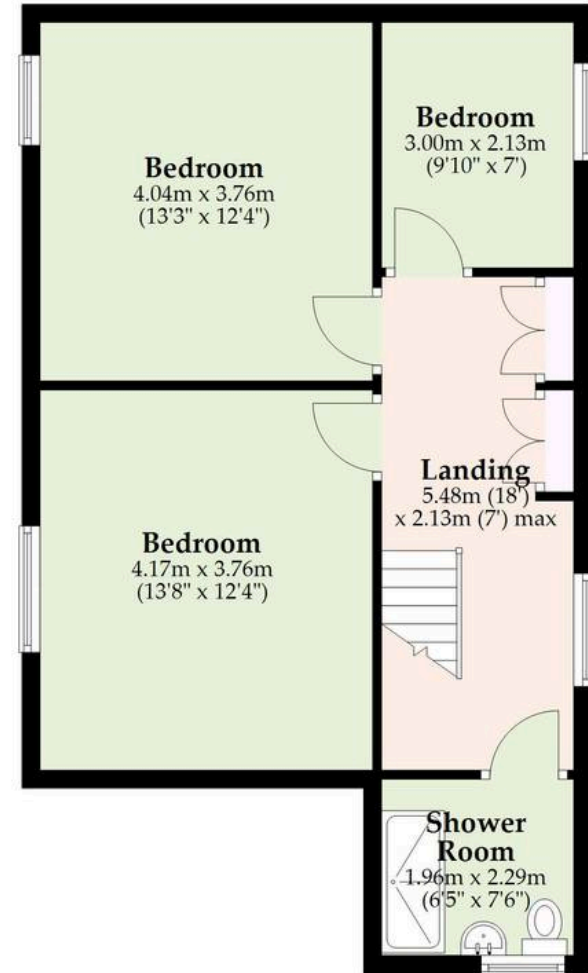
## Ground Floor

Approx. 78.6 sq. metres (846.0 sq. feet)  
(excluding Greenhouse)



## First Floor

Approx. 54.7 sq. metres (589.3 sq. feet)



Total area: approx. 133.3 sq. metres (1435.2 sq. feet)

Sqft excludes hall, landing and garage.

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.

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Minors & Brady  
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