



13 Dodd Close, Caister-On-Sea
Great Yarmouth



Minors & Brady

13 Dodd Close

Caister-On-Sea, Great Yarmouth

A well-presented home in a quiet Caister-on-Sea cul-de-sac, this inviting mid-terrace property offers turn-key convenience with a new kitchen, a bright conservatory and a sunny west-facing garden. The open-plan layout creates an easy flow throughout the ground floor, while three comfortable bedrooms and a modern bathroom provide practical everyday living. With a garage, parking and the beach within walking distance, it's an ideal choice for first-time buyers seeking a straightforward, well-kept home close to the coast.

- Mid-terrace residence set down a cul-de-sac, in a well-established residential area of Caister-on-Sea
- Turn-key condition throughout, ideal for first-time buyers
- Newly fitted kitchen with modern finishes and contemporary styling
- Open-plan living space creating a practical and sociable ground-floor layout
- Bright conservatory opening directly onto the rear garden
- Three well-proportioned bedrooms providing flexibility for guests, work-from-home or family use
- Modern family bathroom with clean, neutral presentation
- West-facing garden offering afternoon and evening sun, with low-maintenance landscaping
- Garage in a nearby block with parking directly in front
- Walking distance to the beach, local amenities and coastal footpaths





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Caister-On-Sea

Dodd Close sits within a quiet residential pocket of Caister-on-Sea, a coastal village known for its wide sandy beach and relaxed, year-round seaside character. The close is only a short walk from the shoreline, giving easy access to the dunes and open coastline for morning walks, dog-friendly routes, or simply enjoying the sea air. Everyday amenities are close at hand: Tesco Superstore on Yarmouth Road is the nearest major supermarket, with Lidl and the East of England Co-op also within the village.

Families benefit from several well-placed schools, including Caister Infant & Nursery, Caister Junior School and Caister Academy, all located within a practical distance for school runs. Transport links are straightforward, with regular bus services into Great Yarmouth and beyond, plus easy road access to the A149 for commuting. The area offers a lifestyle centred on coastal living, calm, convenient, and well-connected, with the beach, village shops, and community facilities all forming part of daily life.



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A welcoming, lifestyle-led home in a peaceful Caister-on-Sea cul-de-sac, this mid-terrace offers an ideal choice for first-time buyers seeking a move-in-ready space close to the beach.

This is a home designed for ease. The moment you step inside, the fresh, contemporary feel sets the tone. A newly fitted **kitchen** sits at the front of the house, finished in a clean, modern style that suits both everyday cooking and relaxed weekend brunches. It flows naturally into an open-plan dining and living area, a sociable layout that works beautifully for hosting friends or simply unwinding at the end of the day. At the rear, a light-filled conservatory extends the living space and brings the outdoors in.

Upstairs, three well-proportioned bedrooms offer flexibility for modern living, whether you need a guest room, a home office, or space for a growing family. A neatly presented bathroom completes the floor, continuing the home's clean and well-cared-for aesthetic.

The west-facing garden catches the afternoon and evening sun, perfect for summer evenings, quiet reading spots, or a small herb garden. With two patio areas and a simple, easy-to-maintain layout, it's a space that invites you to enjoy it without demanding constant upkeep.



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The front garden is neatly arranged with low-maintenance planting and a pathway leading to the entrance.

A garage in a nearby block, with parking directly in front, provides secure storage and straightforward access, a practical advantage for everyday life.

A beautifully presented, low-maintenance home that feels instantly welcoming and ready for its next chapter.

Agents Notes


Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating system.

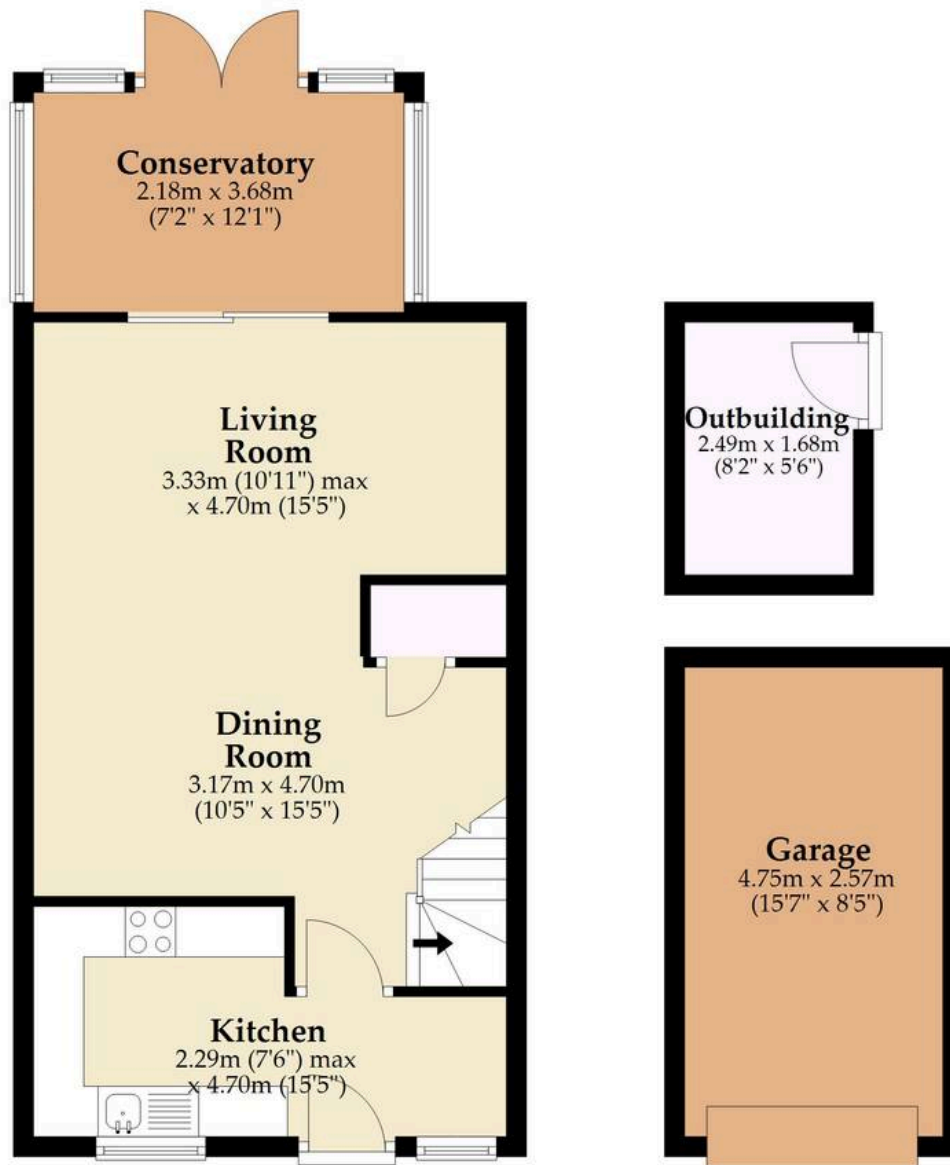
Please note that this property has a shared pathway at the front.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		88
(69-80)	C	73	
(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 

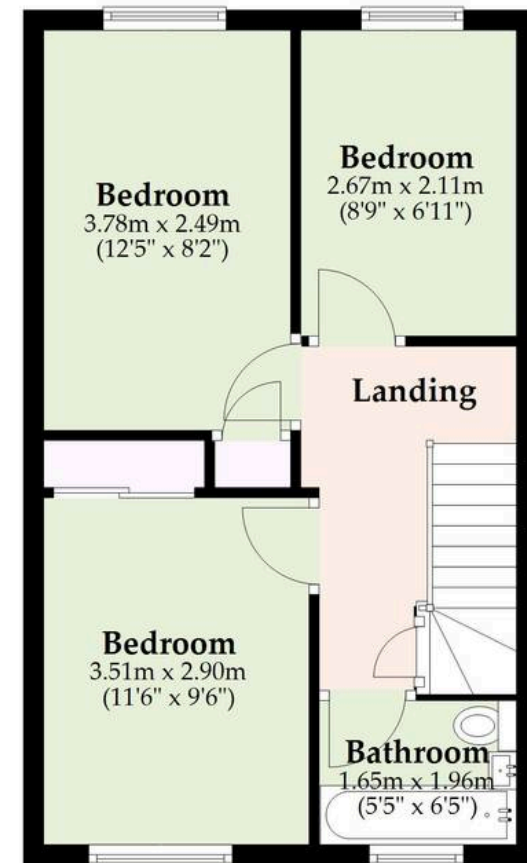
Ground Floor

Approx. 63.0 sq. metres (677.7 sq. feet)



First Floor

Approx. 38.3 sq. metres (411.9 sq. feet)



Total area: approx. 101.2 sq. metres (1089.6 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

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