



4 Villarome, Caister-On-Sea

Great Yarmouth



Minors & Brady

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Caister-On-Sea, Great Yarmouth

Set quietly along an exclusive private road, this well-considered five-bedroom home offers a calm and confident presence, shaped for modern living with a focus on comfort and ease. The layout flows naturally, from the inviting lounge to the generous kitchen and family space, creating an environment suited to both everyday routines and relaxed entertaining. The principal suite, complete with its private balcony and open views, provides a peaceful retreat, while the additional bedrooms offer flexibility for family, guests or working from home. Outside, the landscaped garden extends the sense of space with thoughtful areas for gathering and unwinding, and the integral double garage adds welcome practicality. It is a home defined by clarity, comfort and understated quality, appealing to those who value quiet luxury and a lifestyle shaped by considered design.

Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating system (electric heater in principal bedroom).



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The location

Villarome sits within a quiet residential pocket of Caister-on-Sea, a coastal village just north of Great Yarmouth. The setting is suburban and calm, with mostly low-rise homes and green verges, and it's only a short walk from the wide sandy coastline that defines Caister, roughly 10–15 minutes on foot depending on the route. The High Street is close enough to be convenient (around 5 minutes by car, 15–20 minutes on foot), giving easy access to everyday essentials without feeling busy or congested near the property.

Local shops include independent cafés, takeaways, a pharmacy, and convenience stores along the High Street, while larger supermarkets such as Tesco Superstore (Caister) and Lidl (Great Yarmouth) are within a quick drive. Schools nearby include Caister Primary Federation and Caister Academy, both serving the village and reachable in just a few minutes by car or a short walk for many residents. Bus links run regularly along the main roads toward Great Yarmouth, Norwich, and surrounding villages, making public transport a realistic option for commuting or leisure.

Lifestyle-wise, the area offers a relaxed coastal rhythm: beach walks, access to the Caister Lifeboat Station, proximity to the Norfolk Broads, and a community-focused village feel. It's a location suited to anyone who values being close to the sea while still having practical amenities and schools nearby, without sacrificing peace and space.



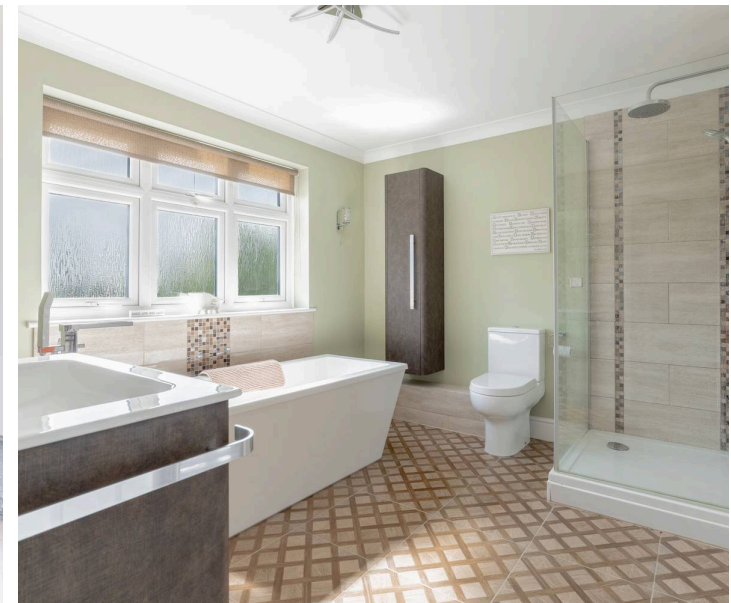
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Set along a discreet and much-admired private road, this distinguished detached residence presents an atmosphere of calm sophistication from the moment of arrival. Its position within a select cul-de-sac lends a sense of seclusion and permanence, while the architecture itself conveys quiet confidence: broad, balanced elevations, generous glazing and a considered interplay of light and space that together create a home of rare composure. This is a property shaped for modern living at its most refined, a place where daily life unfolds gracefully and where hosting becomes an effortless pleasure.

The approach is both understated and impressive. A wide resin-bound drive sweeps towards the house, framed by sculpted planting and subtle lighting that softens the transition from outside world to private domain. The integral double garage sits neatly to one side, its clean lines echoing the home's contemporary aesthetic.

Passing through the porch and into the reception hall, the sense of arrival deepens: this is a space designed not merely to connect rooms, but to introduce the home's overarching character, generous proportions, thoughtful detailing and an inherent warmth that runs throughout.



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The reception hall forms the central spine of the ground floor, leading first to the formal living room. Here, the atmosphere is one of quiet luxury. A beautifully recessed wood burner set within a marble surround becomes the natural focal point, offering both architectural interest and a gentle invitation to unwind. Soft wall lighting and refined décor create a room suited equally to intimate evenings and elegant gatherings, its proportions allowing for versatile furnishing.

Beyond the living room lies the heart of the home: an exceptional kitchen, dining and family room that brings together contemporary design and everyday comfort with striking effect. The kitchen itself is a study in modern craftsmanship, quality cabinetry, beautifully finished surfaces and a suite of high-end appliances that make both cooking and entertaining a pleasure. A central island anchors the room, encouraging conversation and movement, while the surrounding layout ensures that every element feels purposeful and harmonious. This is a space shaped for those who appreciate the art of hosting, where culinary preparation becomes part of the experience rather than hidden away.



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The adjoining family room is bathed in natural light, thanks to expansive glazing and a dramatic vaulted glass roof that draws the eye upward. Bi-fold and patio doors open fully to the landscaped garden, dissolving the boundary between indoors and out and creating a seamless flow ideal for gatherings of any scale. Whether enjoyed as a relaxed family space or a sophisticated entertaining area, the room's openness and clarity of design make it one of the home's most compelling features. For deeper exploration of architectural flow, you may wish to consider spatial design or open-plan living.

A well-appointed utility room sits discreetly to the side, offering practical storage and workspace while maintaining the home's refined aesthetic. From here, access to the garage is direct, as well as a versatile additional room, ideal as a guest bedroom, studio or private office, with doors opening onto the rear terrace.

Ascending to the first floor, the landing continues the theme of generous proportions and thoughtful detailing. The principal suite is a sanctuary of exceptional scale and serenity. A wall of fitted wardrobes provides beautifully organised storage, while French doors open onto a private balcony that captures far-reaching views across open farmland. The effect is both uplifting and quiet, offering a moment of stillness at the start or close of each day. The en-suite bathroom is equally impressive: a luxurious composition of freestanding bath, walk-in shower and refined finishes that together create a spa-like environment.



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Three further double bedrooms extend across the first floor, each thoughtfully arranged to maximise comfort and light. Their proportions allow for a variety of uses, guest accommodation, children's rooms or personal spaces such as a library or dressing room, while maintaining the home's overarching sense of balance. A beautifully finished family shower room and an additional cloakroom complete the upper level, ensuring practicality.

The garden is a triumph of design and atmosphere. Immediately behind the house, a broad terrace provides a natural extension of the living space, perfect for dining, lounging or simply enjoying the tranquillity of the setting. A pergola with adjustable roof panels creates a sheltered zone ideal for year-round enjoyment, while the hot tub area adds a touch of indulgence. Beyond the terrace, the garden unfolds in a series of carefully composed spaces: a central lawn bordered by mature planting, pockets of colour and texture that shift gently with the seasons, and a raised decked terrace that captures the sun beautifully. At the far end, a handcrafted oak bar sits beneath a striking pagoda, forming an exceptional entertaining area that feels both secluded and inviting. For those drawn to outdoor architecture, garden design or landscape structure may offer further inspiration.

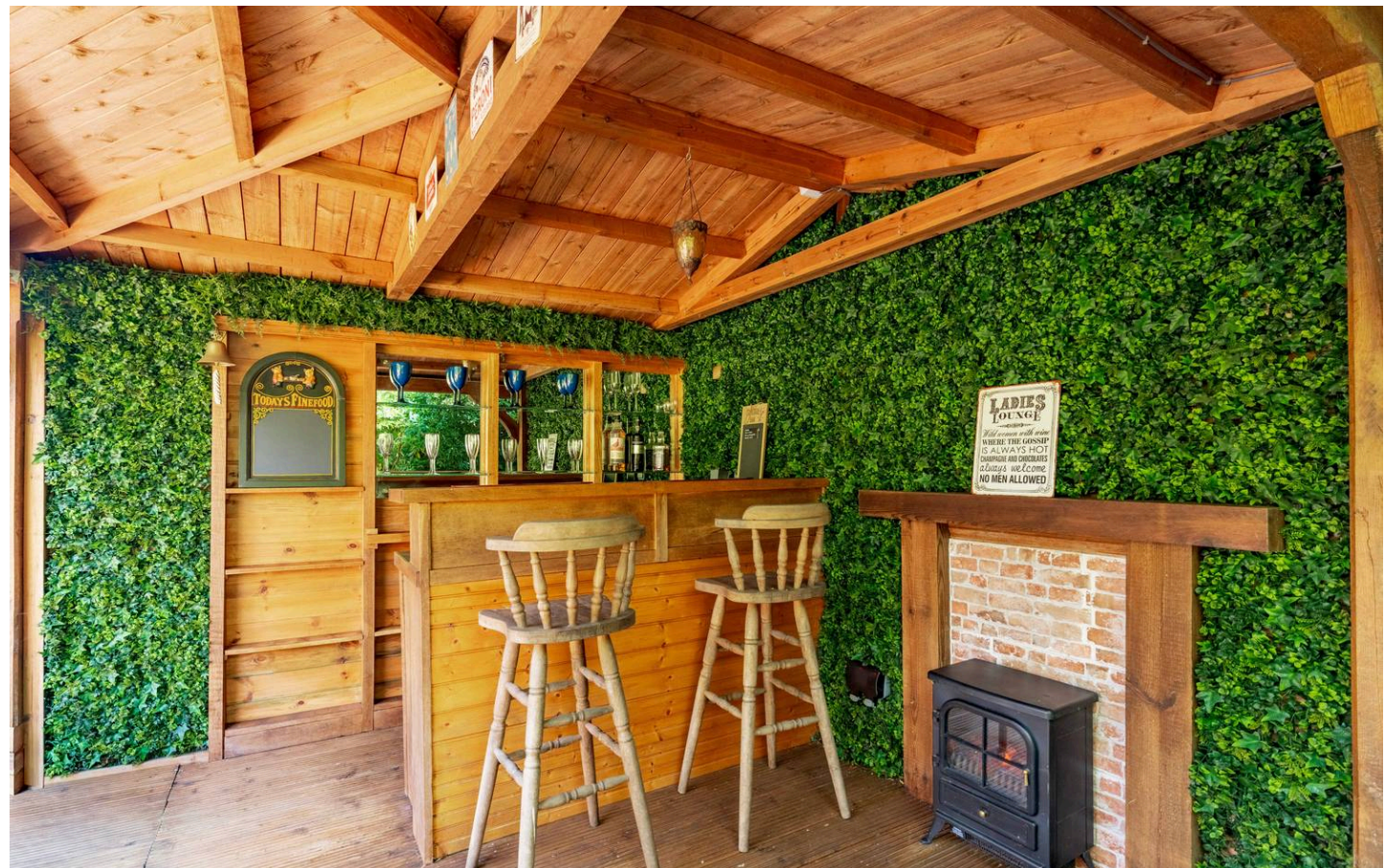


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Throughout the property, the quality of finish is evident. High-end materials, refined detailing and a cohesive design language create a home that feels both contemporary and enduring. The combination of gas central heating, partial underfloor warmth and modern glazing ensures comfort in every season, while the layout provides flexibility for evolving lifestyles.

This is a residence that balances architectural presence with a deep sense of privacy; a home that welcomes gatherings with ease yet offers peaceful corners for quiet reflection. Its position on a sought-after private road, its beautifully curated interiors and its exceptional garden all contribute to a lifestyle defined by comfort, elegance and understated luxury. For those seeking a home that feels both impressive and deeply personal, this property offers a rare and compelling opportunity.

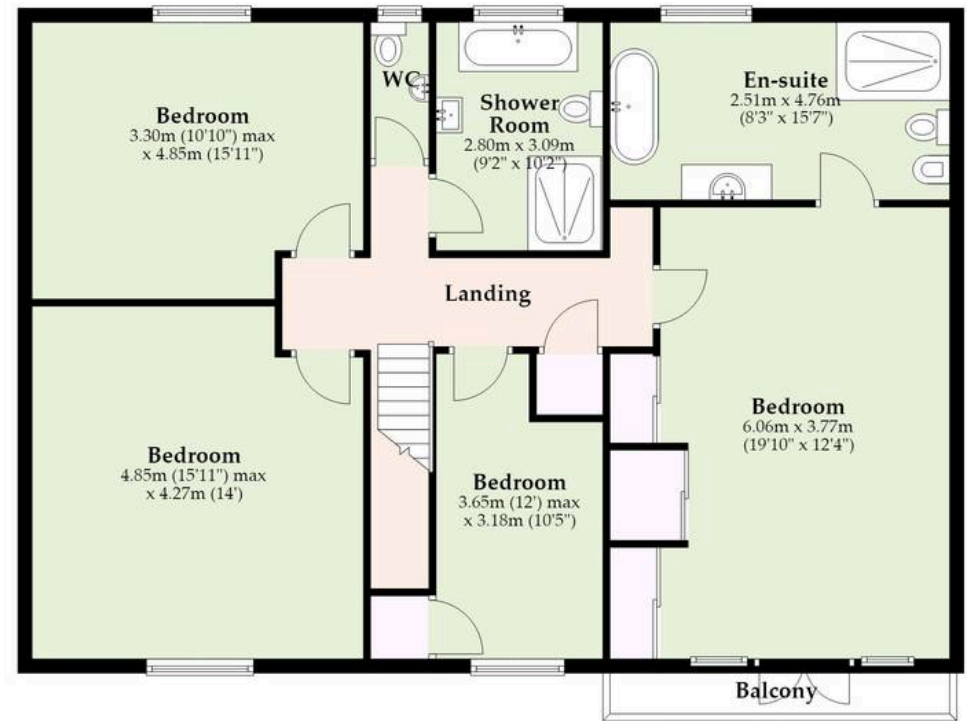


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Ground Floor
Approx. 156.5 sq. metres (1684.6 sq. feet)



First Floor
Approx. 116.8 sq. metres (1257.7 sq. feet)
(excluding Balcony)



Total area: approx. 273.3 sq. metres (2942.3 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*.



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Minors & Brady
Your home, our market

 caister@minorsandbrady.co.uk

 01493 806188

 48 High Street, Caister-on-Sea, Great Yarmouth, NR30 5EH

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