



5 Rockall Way, Caister-On-Sea

Great Yarmouth



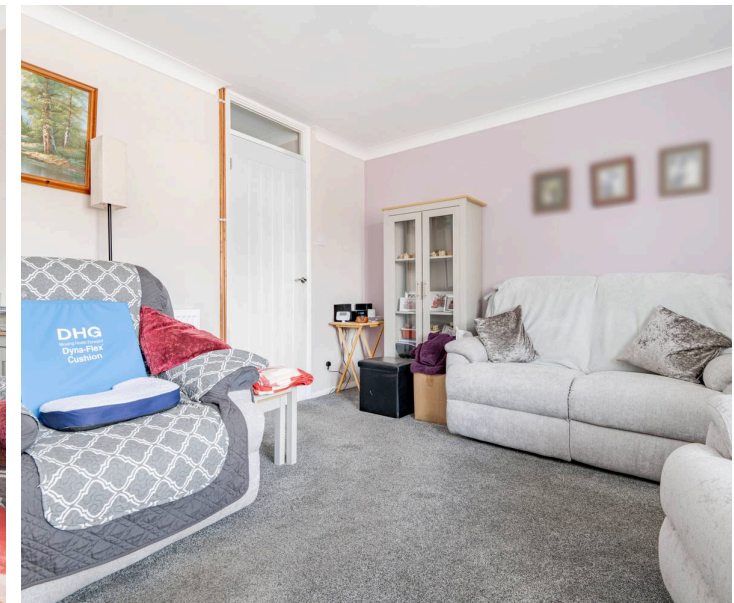
Minors & Brady

## 5 Rockall Way

Caister-On-Sea, Great Yarmouth

- Beautifully updated and immaculately presented detached bungalow
- Spacious lounge with a bright and welcoming atmosphere
- Modern fitted kitchen with space for dining and everyday convenience
- Impressive conservatory with a glass roof overlooking the garden
- Generous double bedroom with built in storage
- Stylish contemporary shower room, recently refitted to a high standard
- Landscaped, low maintenance rear garden
- Timber shed offering excellent storage or workshop potential
- Two allocated off road parking spaces
- Situated within a popular residential area of Caister on Sea, close to local amenities, transport links and the coast.

This beautifully updated detached bungalow presents an excellent opportunity for those seeking a home that is ready to move straight into. Having been extensively improved throughout, including new plastering, fresh décor, updated flooring and the addition of a spacious conservatory, the property offers comfortable single level living with modern finishes and practical outdoor space. Positioned within a popular residential area of Caister on Sea, it is well placed for local amenities, transport links and the nearby coastline.



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Stepping inside through the recently added entrance porch, you are welcomed into a bright and inviting lounge that provides a comfortable space to relax and unwind. The well appointed kitchen has been updated to create a practical area for cooking, with space for dining and direct access through to the impressive conservatory. Featuring a glass roof and overlooking the garden, this versatile room offers an excellent additional reception space that can be enjoyed throughout the year.

The generous double bedroom benefits from built in storage and is complemented by a stylish, recently refitted shower room finished to a contemporary standard. Every room has been thoughtfully improved, with fresh plastering, modern décor and new flooring creating a cohesive finish throughout that allows the next owner to move straight in and enjoy.

Outside, the enclosed rear garden has been designed for ease of maintenance while still providing an attractive setting for relaxing or entertaining. A substantial timber shed offers excellent storage or workshop potential, while two allocated off road parking spaces add everyday convenience. This is a superb home for first time buyers, downsizers or those looking for a well presented property in a desirable coastal location.



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### Rockall Way, Caister-On-Sea

Situated within a sought after residential area of Caister on Sea, Rockall Way enjoys a convenient coastal setting with a strong sense of community. The village offers a wide range of everyday amenities including supermarkets, independent shops, cafés, schools, healthcare services, and regular bus routes, all within easy reach. Excellent road links also provide straightforward access to Great Yarmouth, Norwich, and the wider Norfolk area.

Caister on Sea is renowned for its expansive sandy beach and scenic coastline, offering opportunities for walking, cycling, and enjoying the outdoors throughout the year. The nearby Norfolk Broads and surrounding countryside further enhance the area's appeal, while Great Yarmouth provides an even greater choice of shopping, entertainment, and leisure facilities just a short drive away.

### Agents Note

We understand this property will be sold freehold, connected to all main services.

Council tax band: A

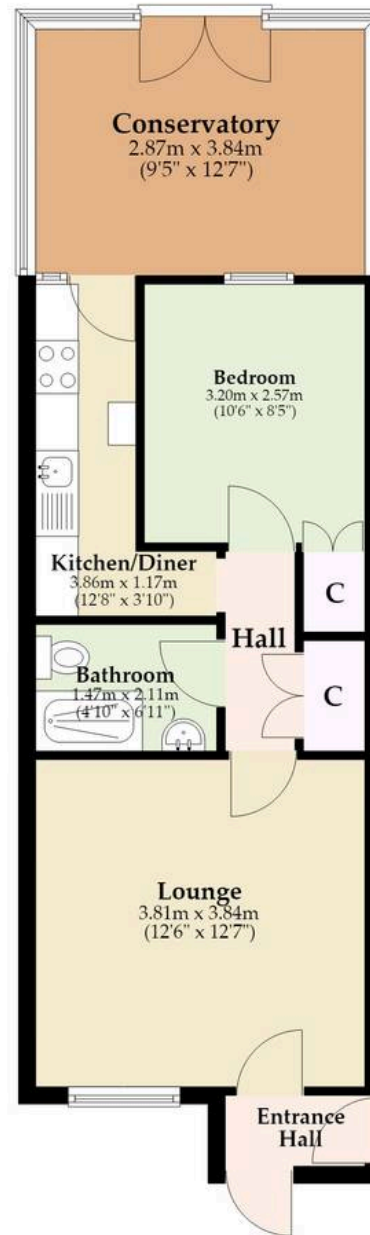


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## Ground Floor

Approx. 49.5 sq. metres (532.7 sq. feet)



Total area: approx. 49.5 sq. metres (532.7 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.

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