



76 Westerley Way, Caister-On-Sea

Minors & Brady



76 Westerley Way

Caister-On-Sea, Great Yarmouth

Just moments from the Norfolk coastline and set within a quiet residential close, this detached chalet bungalow offers an exciting opportunity to create a home tailored to your own tastes and lifestyle. Occupying a generous plot with enclosed gardens, ample parking and over 1,200 sqft of flexible accommodation, the property provides bright and spacious living areas, versatile bedrooms and a private rear garden designed for outdoor enjoyment. Ideally suited to families, downsizers or those seeking a coastal village setting, this is a home with space to grow, adapt and enjoy for years to come.

Agents Notes

Freehold.

Connected to mains water, electricity, gas and drainage.

Gas central heating system.



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- Detached chalet bungalow positioned down a quiet close in the coastal village of Caister-On-Sea
- Extended accommodation offering over 1,200sqft of spacious and flexible living space, ready for you to make your own!
- Set on a generous-size plot, with a driveway providing off-road parking, a garage for storage use and a large front garden that is enclosed
- Open-plan living and dining area with a large window that floods the space in natural light and sliding doors that open out to the garden
- Extended kitchen is fitted with cabinetry, a freestanding oven and under-counter areas for your own appliances
- Flexible ground-floor bedroom and a family bathroom comprising of a four-piece suite
- Two first-floor bedrooms, one of which is a principal bedroom with a walk-in wardrobe and a private en-suite shower room
- A private rear garden featuring a terrace for seating arrangements, a laid to lawn, established hedging, a summerhouse and a timber shed
- Easy access to a wide range of amenities within the village, including shops, schools, transport links and the scenic coastline



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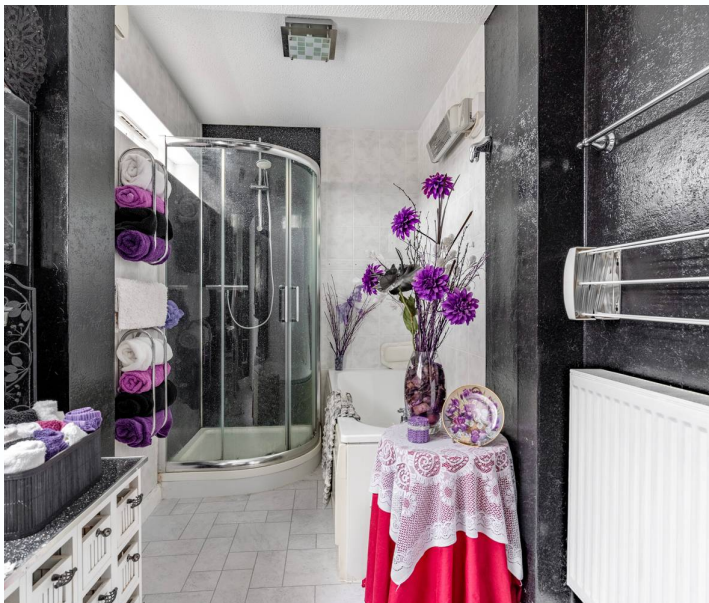
The Location

Westerley Way is situated within the popular coastal village of Caister-on-Sea, a well-established Norfolk community renowned for its seaside setting, excellent local amenities and convenient access to the surrounding area. Located just north of Great Yarmouth, Caister-on-Sea offers an appealing blend of coastal living and everyday practicality, making it a popular choice for families, retirees and professionals.

Residents benefit from a wide range of local amenities, with shops, supermarkets and essential services all within easy reach. A doctor's surgery and dental practice are located within a short walk of the property, providing excellent convenience for day-to-day living.

Westerley Way is ideally positioned for families, with a selection of local schools nearby, while regular bus services can be accessed from a bus stop situated at the end of the road, offering connections to Great Yarmouth and surrounding villages.

The village is perhaps best known for its expansive sandy beach and coastal attractions, providing excellent opportunities for walking, relaxation and enjoying the Norfolk coastline. The wider area also offers access to beautiful countryside and the Norfolk Broads, making it ideal for those who enjoy outdoor pursuits.



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Westerley Way

Positioned within a quiet residential close in the ever-popular coastal village of Caister-on-Sea, this detached chalet bungalow offers over 1,200 sqft of adaptable accommodation, presenting an excellent opportunity for buyers seeking a home they can shape around their own lifestyle.

The property is approached via a driveway providing off-road parking and access to a garage, currently used for storage. An enclosed front garden softens the approach and provides an attractive setting, while the bright and welcoming entrance hall creates a pleasing first impression upon arrival.

The principal living space is the open-plan sitting and dining room, designed to accommodate both relaxed family living and entertaining. A large window fills the room with natural light, creating a bright and comfortable atmosphere throughout the day. Sliding doors open directly onto the rear garden, encouraging an easy connection with the outdoors and extending the living space during the warmer seasons. There is ample room for both seating and dining areas, making it a versatile setting for everyday life.

The extended kitchen provides generous storage and preparation space, fitted with a range of cabinetry and a freestanding oven included within the sale. Under-counter spaces are available for buyers to install appliances of their choice, allowing the room to be tailored to individual requirements.



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The ground floor also benefits from a versatile bedroom which could equally serve as guest accommodation, a home office or hobby room, depending on changing needs. Completing this floor is a family bathroom fitted with a four-piece suite comprising a bath, separate shower, wash basin and WC.

Upstairs, two further bedrooms provide comfortable accommodation. One serves as the principal bedroom, featuring the added luxury of a walk-in wardrobe and a private en-suite shower room, creating a practical and private space within the home.

Outside, the rear garden has been arranged with both relaxation and enjoyment in mind. A terrace provides the perfect spot for outdoor dining, morning coffee or evening drinks, while the lawn offers space for children, pets or keen gardeners to enjoy. Established hedging enhances privacy, and a summerhouse and timber shed provide useful additional storage and flexibility for hobbies or leisure pursuits.

Offering generous proportions, a flexible layout and the opportunity to personalise and modernise over time, this detached chalet bungalow is well suited to a range of buyers, from families and downsizers to those seeking a home close to the coast.



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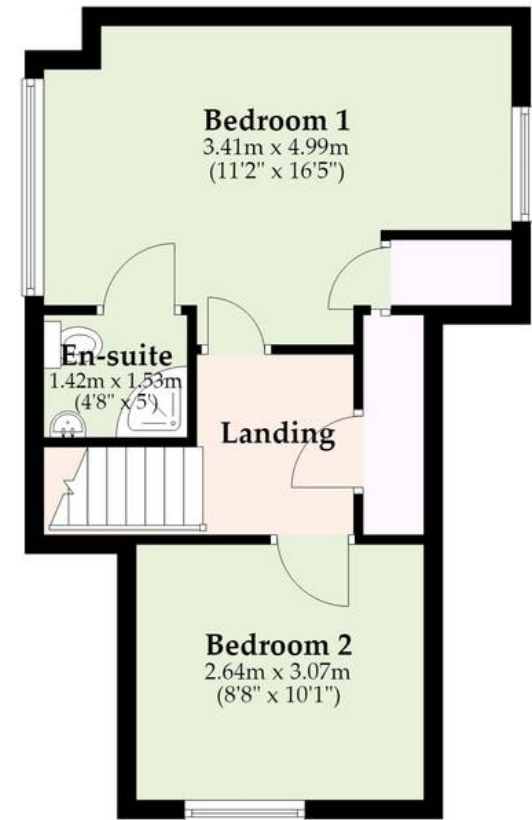
Ground Floor

Approx. 78.7 sq. metres (847.2 sq. feet)



First Floor

Approx. 33.5 sq. metres (360.2 sq. feet)



Total area: approx. 112.2 sq. metres (1207.4 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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