



18 Biscay Gardens, Caister-On-Sea

In Excess of £350,000

Minors & Brady

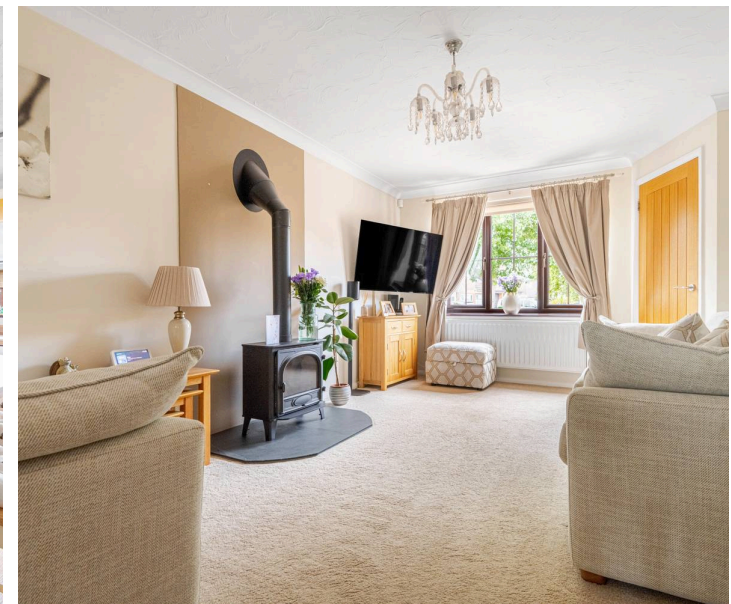


# 18 Biscay Gardens

Caister-On-Sea, Great Yarmouth

Occupying a generous plot with a private, sun-soaked rear garden, this beautifully maintained detached residence offers far more than first meets the eye. Extended to provide an impressive amount of living space, the home is ideally suited to growing families, with flexible accommodation that adapts effortlessly to both day-to-day living and entertaining.

- Beautifully presented and extended detached family home
- Principal bedroom with en-suite shower room
- Spacious open-plan lounge and dining area with wood burner
- Impressive garden room with thermal roof
- Stylish kitchen/breakfast room with integrated appliances and island seating
- Quality family bathroom with slipper bath
- Driveway parking, EV charger and integral garage
- Private landscaped rear garden with multiple sun terraces
- Close to the coast of Caister-on-Sea and amenities of larger towns



M&B



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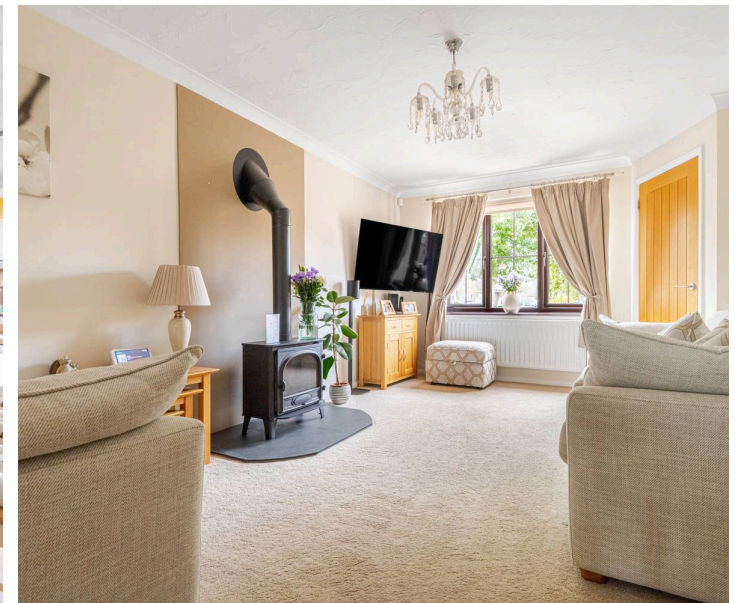
Caister-On-Sea, Great Yarmouth

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



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## 18 Biscay Gardens

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### Location

Caister-on-Sea is a highly regarded coastal village, located just north of Great Yarmouth and renowned for its beautiful sandy beach, rich history and welcoming community atmosphere. Offering the perfect balance between seaside living and everyday convenience, the village is home to a wide range of amenities including supermarkets, independent shops, cafes, public houses, schooling for all ages and healthcare facilities.

The picturesque coastline is a particular highlight, providing miles of unspoilt beach and coastal walks, while the nearby Norfolk Broads offer excellent opportunities for boating, wildlife watching and outdoor pursuits. For those needing to travel further afield, Great Yarmouth town centre is only a short drive away, providing additional shopping, leisure and transport links.

Combining coastal charm with excellent local facilities, Caister-on-Sea remains one of Norfolk's most desirable locations for families, retirees and those seeking a relaxed lifestyle by the sea.

**Biscay Gardens**

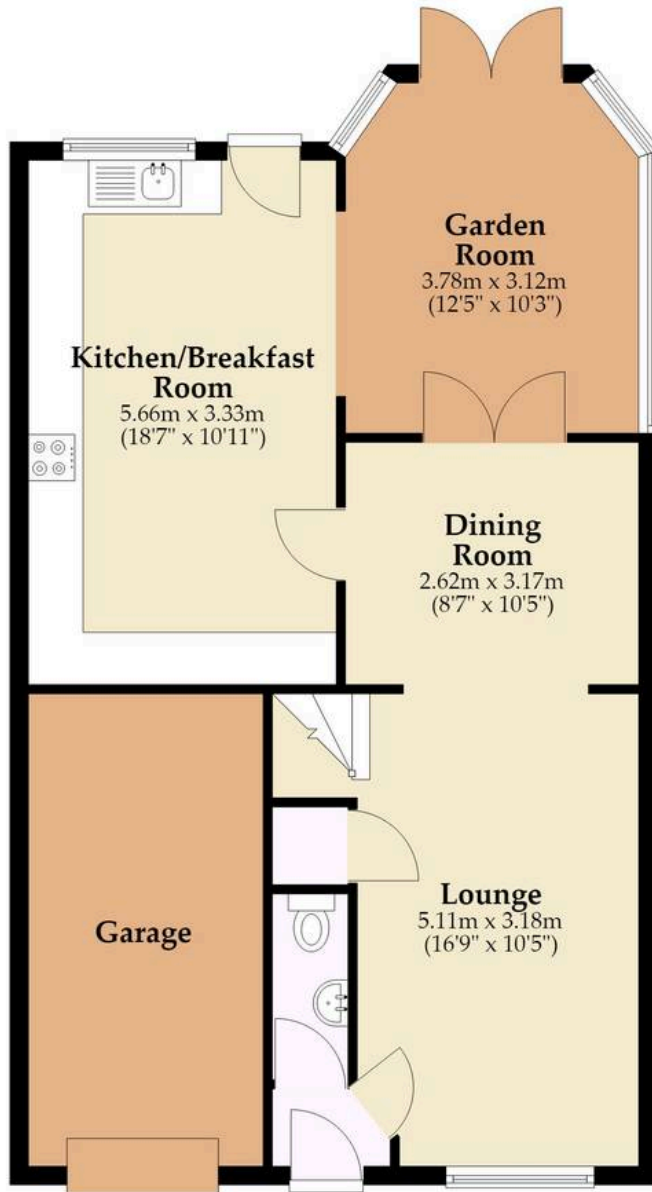
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From the moment you step inside, the property offers a warm and welcoming feel, with accommodation that has



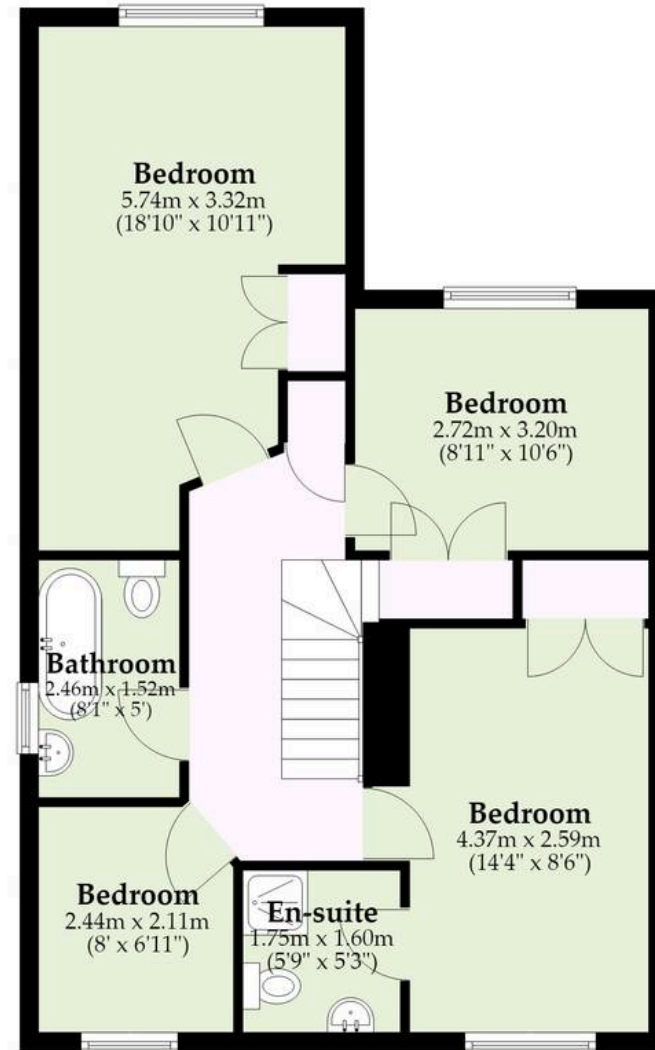
## Ground Floor

Approx. 73.9 sq. metres (795.0 sq. feet)



## First Floor

Approx. 62.2 sq. metres (669.6 sq. feet)



Total area: approx. 136.1 sq. metres (1464.5 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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