



ADDRESS

2 Gedge Road
Caister-On-Sea
Norfolk
NR30 5LR

TENURE

Freehold

STATUS

The owners are
actively looking for
their next home

LARKES





“A spacious and versatile family home, quietly positioned near the coast and village amenities — perfect for modern family life.”

2 Gedge Road, Caister-On-Sea, Norfolk

The Tour:

This thoughtfully extended semi-detached home from the 1970s sits discreetly behind established boundary hedging in the peaceful village setting of Gedge Road, Caister-On-Sea. Set back from the street, the property is approached via a gated, block-paved driveway leading to an integral garage and convenient carport, providing generous parking options for residents and visitors alike.

Spanning approximately 149.6 sq m (1,611 sq ft), the flexible and contemporary living spaces cater beautifully to modern family lifestyles. Natural light fills the interconnected living and dining rooms, enhanced by a welcoming wood-burning stove, with broad windows and glazed doors framing verdant views of the private gardens beyond. The kitchen, practical and sleek, is thoughtfully arranged to combine form and function, ensuring it meets the daily demands of busy households.

Upstairs, the home offers restful spaces, including well-proportioned bedrooms, with the primary bedroom benefiting from an ensuite bathroom, and a stylish family bathroom showcasing elegant fittings and finishes. Throughout, the interiors reflect comfort and practicality, with gas central heating via a modern combination boiler and efficient uPVC double glazing enhancing both comfort and efficiency.

Externally, the mature, landscaped gardens cover a generous site area of approximately 769 sq m (0.19 acres), forming a charming backdrop featuring raised planters, patio areas, and outbuildings which provide versatile additional spaces, ideal for leisure or homeworking. This appealing blend of seclusion and thoughtful modernity defines a property perfectly attuned to contemporary village life.

The Area:

Gedge Road, situated in the charming coastal village of Caister-On-Sea in Norfolk, offers residents an appealing blend of tranquil village life with convenient access to vibrant amenities. Set just moments from Norfolk's picturesque coastline, the location is ideal for seaside walks, beach days, and exploring the region's renowned natural beauty.

Families residing on Gedge Road benefit from proximity to a range of respected local schools and nurseries, ensuring excellent educational opportunities within easy walking distance. The village itself boasts a welcoming atmosphere, with a lively high street hosting a variety of independent shops, cafés, and essential conveniences.

Outdoor enthusiasts will appreciate Caister's historic Roman fort ruins, while the scenic golf course and charming local parks offer leisurely pursuits for all ages. For further leisure and entertainment, Great Yarmouth's bustling centre is just a short drive away, featuring theatres, restaurants, and larger retail options.

Gedge Road provides a harmonious lifestyle, combining the relaxed pace of village living with the accessibility of coastal amenities, making it a highly sought-after residential setting on Norfolk's delightful eastern shore.



**FIND
YOUR
NEST**



Points to Consider:

Tenure: Freehold

Construction: Cavity Wall

Fenestration: uPVC double glazing

Heating: Gas central heating via combination boiler

Energy Performance: TBC

Average Heating & Lighting Costs: TBC*

Council Tax: Band C (£2,024.86)

Broadband: 'Ultrafast' connection available (1,800 Mbps download / 220 Mbps upload)

The Legal Bit:

At Larkes, we strive to provide accurate and true-to-life photographs, floor plans, and descriptions. However, our marketing materials are intended as a general guide only. We strongly recommend that prospective buyers visit the property in person, ask relevant questions, and verify all details independently.

We take our duty of care seriously and make every reasonable effort to ensure the information we present is correct. However, some details are based on information provided by the seller or third parties. Additionally, please note that floor plan measurements may be rounded, and distances are approximate.

* Recorded from the Energy Performance Certificate – actual costs may vary depending on use and supplier rates.





- Dining area detail
- Dining area
- Living room
- View from garden back towards the house





- Kitchen
- Driveway and footpath to residence
- Cloakroom
- Entrance hallway



**FIND
YOUR
NEST**



Primary bedroom



Bedroom detail with walk-in wardrobe and ensuite entrance



Approach to primary bedroom with fitted storage



Ensuite to primary bedroom



Family bathroom



Second bedroom



Third bedroom



Bathroom detail



Established gardens



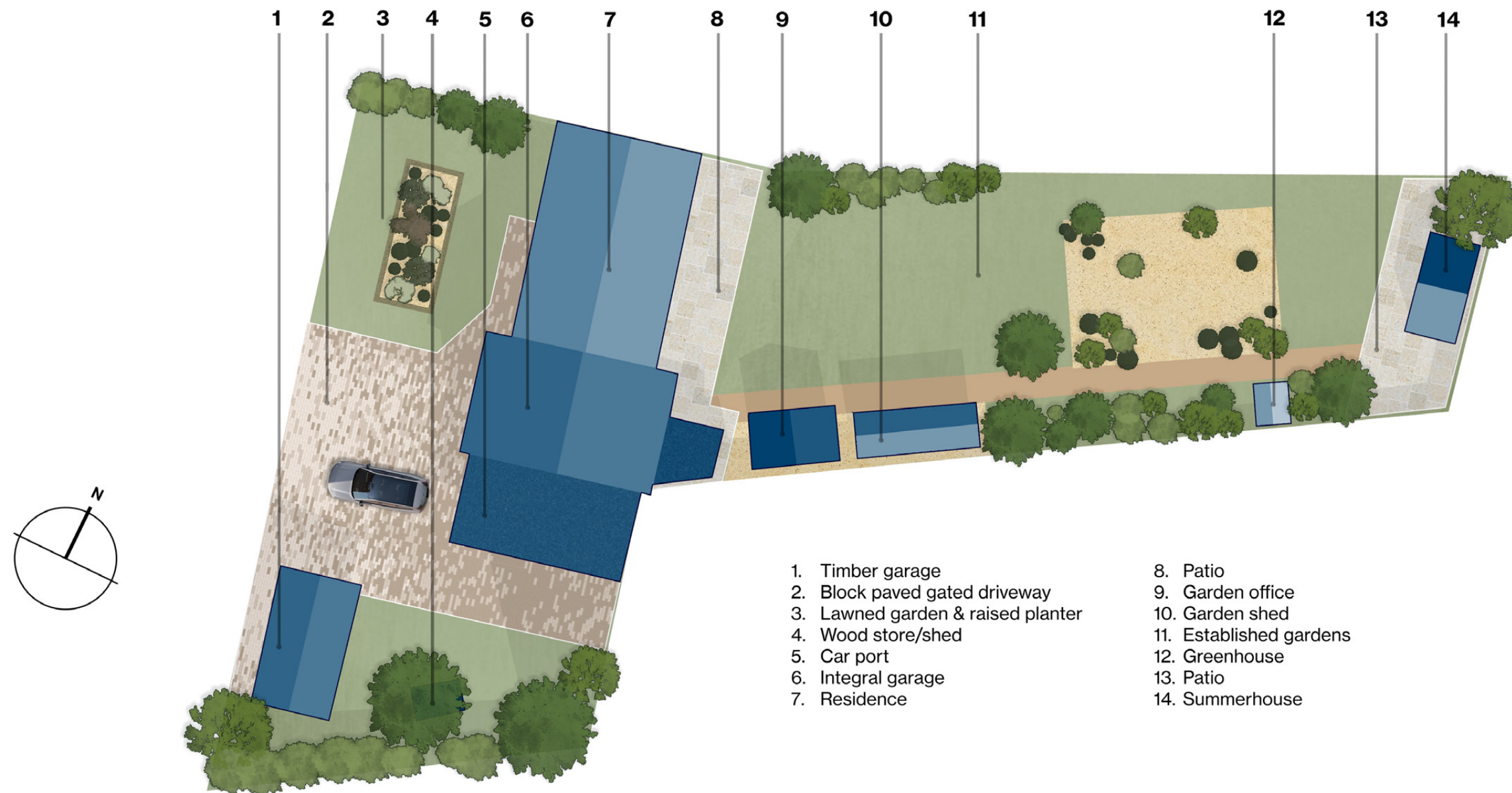
Summerhouse



Lawned garden area with garden office/studio and storage shed



Driveway, car port, and firewood storage sheds

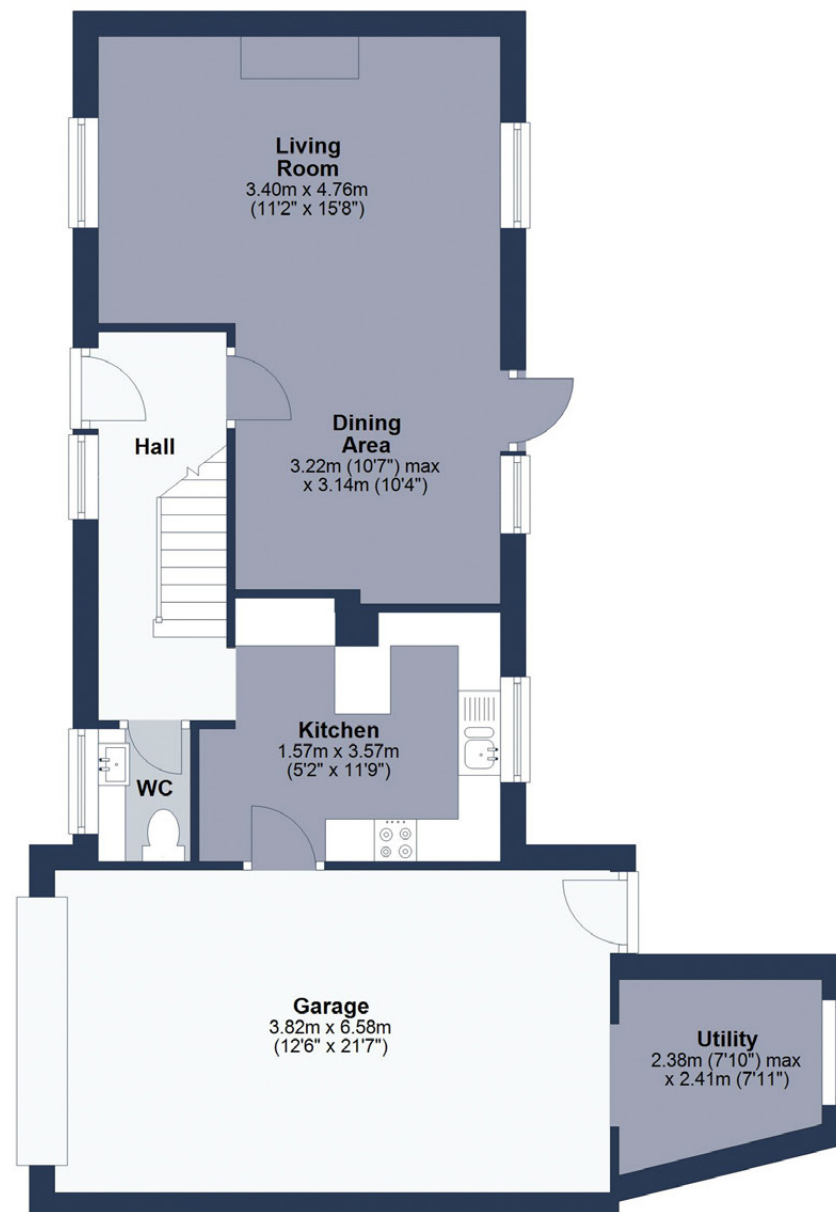


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|-----------------------------------|-------------------------|
| 1. Timber garage | 8. Patio |
| 2. Block paved gated driveway | 9. Garden office |
| 3. Lawned garden & raised planter | 10. Garden shed |
| 4. Wood store/shed | 11. Established gardens |
| 5. Car port | 12. Greenhouse |
| 6. Integral garage | 13. Patio |
| 7. Residence | 14. Summerhouse |

Illustration for identification purposes only, measurements are approximate
and recorded from OS Map Data provided by NCC Map Explorer.
Plan not to scale.

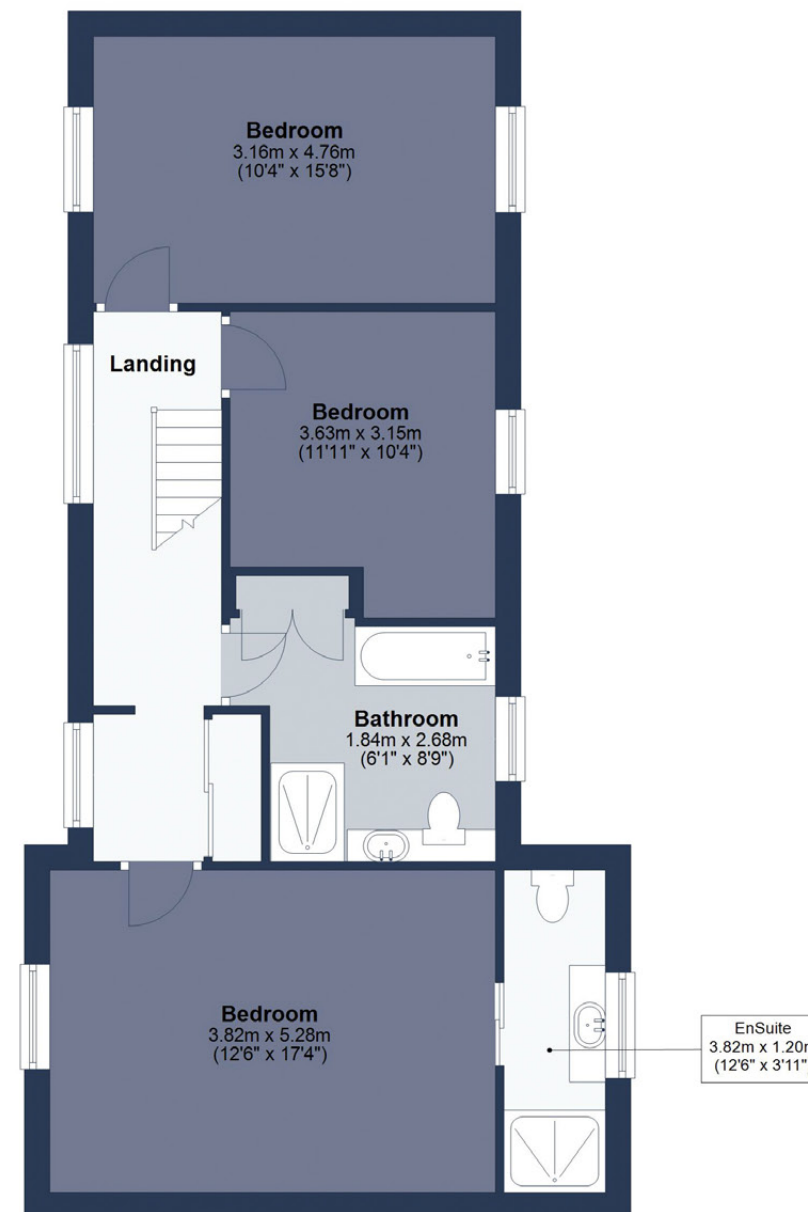
Ground Floor

Approx. 77.5 sq. metres (833.7 sq. feet)

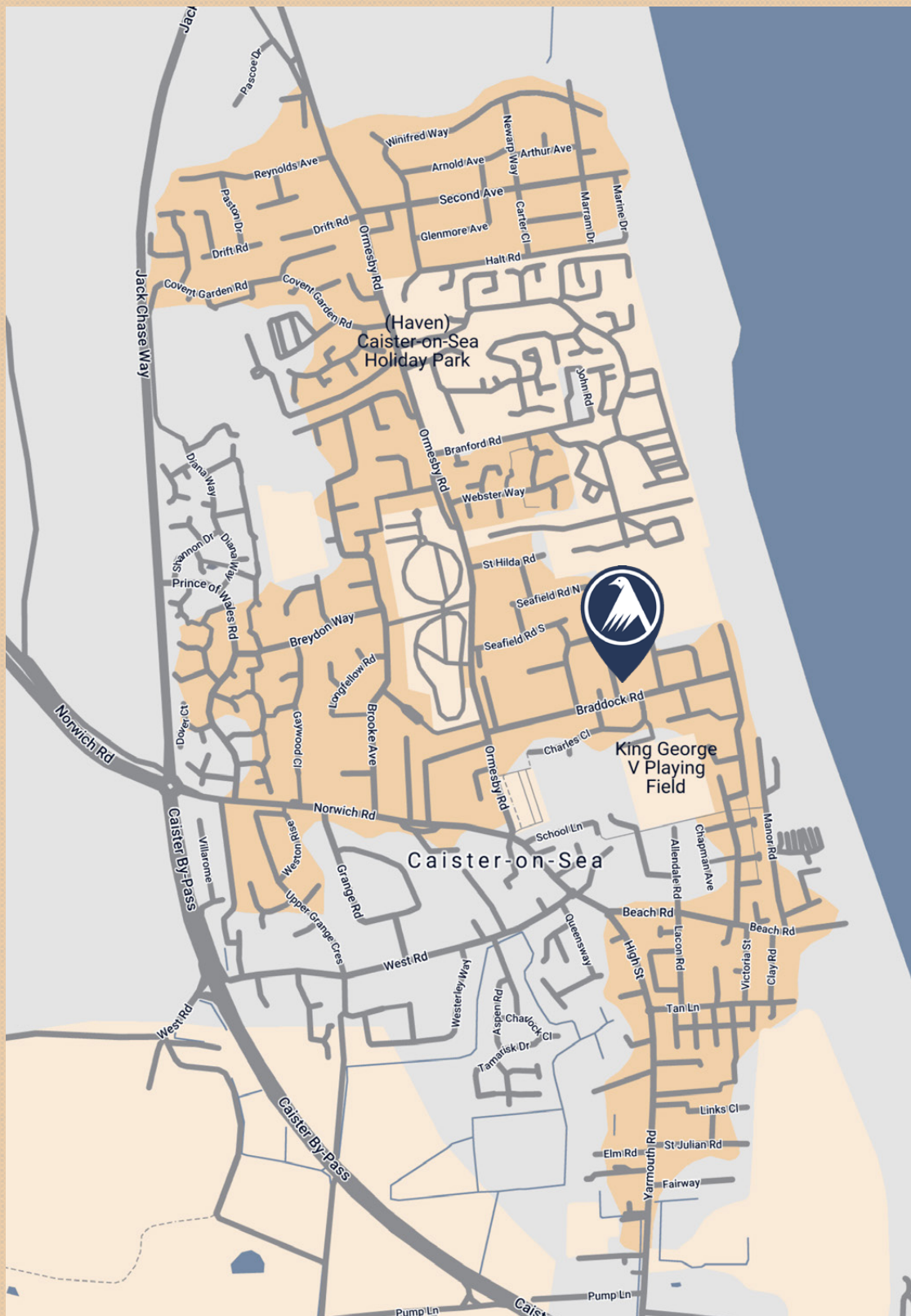


First Floor

Approx. 72.2 sq. metres (776.9 sq. feet)



Ref: 7372



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