



ADDRESS

130 Beach Road
Caister-On-Sea
Norfolk
NR30 5HD

TENURE

Freehold

STATUS

Chain free sale

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“THIS BAY-FRONTED VICTORIAN HOME IN CAISTER-ON-SEA, NORFOLK, IS A METICULOUSLY RESTORED GEM. WITH OVER 1,100 SQ FT OF SPACE, THE PROPERTY BLENDS CLASSIC ELEGANCE AND MODERN CONVENIENCE. NOTEWORTHY FEATURES INCLUDE STONE FIREPLACES, CORNICING AND ORIGINAL PLASTER MOULDINGS, RESTORED FLOORBOARDS, AND DEEP SKIRTING BOARDS. THE PRINCIPAL BEDROOM OFFERS PICTURESQUE VIEWS CONVENIENTLY LOCATED NEAR SCHOOLS, SHOPS, AND THE BEACH, THIS HOME IS A TESTAMENT TO CAREFUL PRESERVATION AND APPRECIATION FOR ARCHITECTURAL HERITAGE.”

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A bay-fronted Victorian home, nestled in a serene and picturesque setting. The façade is of typical Norfolk red brick, featuring attractive dentil brick course detailing. The first floor is rendered, emanating timeless charm.

Entry is via a hand-gated front garden, where steps ascend to a raised-ground floor storm porch; there is also separate side access to the rear garden. Upon crossing the entrance, you'll step into a home that blends classic elegance with modern convenience. The property has been meticulously renovated, ensuring year-round comfort with gas central heating and uPVC double glazing. The entrance hall, with its graceful proportions and period features, sets the tone for the entire residence.

The south-facing, bay-fronted living room is bathed in natural light, showcasing sympathetically stripped and refinished floorboards. There is fine plasterwork, deep skirting boards and a stone fireplace creating an inviting space for relaxation or hosting guests.

Moving to the rear, a second reception area provides a dining space that effortlessly connects to the generously appointed kitchen. Abundant cabinetry offers ample storage and preparation space. A convenient utility area and a family bathroom complete the ground floor layout.

A thoughtfully positioned conservatory extension captures the final rays of the day, providing a tranquil space to unwind amidst serene surroundings.

Ascending to the first floor, you'll discover three beautifully appointed bedrooms. The principal bedroom, situated at the front, offers breath-taking views to the east, overlooking the beach and the majestic North Sea. This vantage also affords a southern panorama over neighbouring rooftops and the adjacent golf course. A second spacious double bedroom and a cosy single bedroom, accessed from the former, offer versatile living spaces.

A second family shower room, featuring a generously sized walk-in shower cubicle, adds a touch of luxury to the first floor.

Outside, a walled front yard extends a charming welcome, while the fenced and walled rear garden boasts a paved patio and artificial lawn, creating a low-maintenance outdoor retreat. Convenient, unrestricted on-street parking ensures seamless accessibility.

Points to Note

Tenure: Freehold

Heating: Gas Central Heating by combination boiler

Average Heating & Lighting Costs: £88 per month

Council Tax: GYBC Band B (£1,652 payable 2022/23)

Energy Performance: D 64

The Area

Beach Road in Caister-On-Sea, Norfolk, graces residents with a serene coastal retreat. Positioned along the picturesque North Sea coast, this locale offers breath-taking sea views and a refreshing sea breeze. Families benefit from excellent educational options, with reputable primary and secondary schools nearby. Local shops and amenities provide convenience for everyday needs, while the town centre expands shopping options.

Residents revel in leisurely beachfront strolls, finding solace in the rhythmic waves and expansive sea vistas. The Caister-On-Sea Lifeboat Station stands as a proud symbol of maritime heritage, showcasing the valiant efforts of the local lifeboat crew. Nearby attractions include Caister Castle and Car Collection, offering a captivating day steeped in history and vintage charm. The Caister Roman Fort, an archaeological gem, invites history enthusiasts to explore its ancient ruins. Charming pubs and eateries dot the area, catering to diverse culinary tastes. For the more adventurous, water sports enthusiasts can indulge in windsurfing, sailing, and paddleboarding along the coast.

A short drive leads to the Norfolk Broads National Park, a waterway haven for boating, birdwatching, and picnicking amidst breath-taking natural beauty. Thrigby Hall Wildlife Gardens, nearby, allows close encounters with exotic animals in a landscaped setting.

Caister-On-Sea and its neighbouring areas host traditional pubs and eateries, providing opportunities to savour locally sourced cuisine in a relaxed atmosphere.

With its coastal allure, educational offerings, and recreational richness, Caister-On-Sea beckons families seeking an enriching lifestyle in a serene seaside setting.

Please bear in mind that all areas, measurements, and distances provided in these particulars are approximations. The text, photographs, and floor plans serve as general guidance only.

Larkes has not conducted tests on any services, appliances, or specific fittings - prospective purchasers are advised to inspect the property themselves. All fixtures, fittings, and furniture not expressly itemised within these particulars are deemed removable by the vendor.

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Plaster cornice details, picture rails, and deep skirtings feature within the living room



Well appointed modern kitchen



The south facing bay window fills the living room



Generous dining room with refurbished victorian floorboards



Ground floor bathroom



Principle bedroom with fitted wardrobes



Conservatory/garden room with westerly aspect



Second bedroom



Utility area



Third bedroom



Private rear gardens



Rear facade



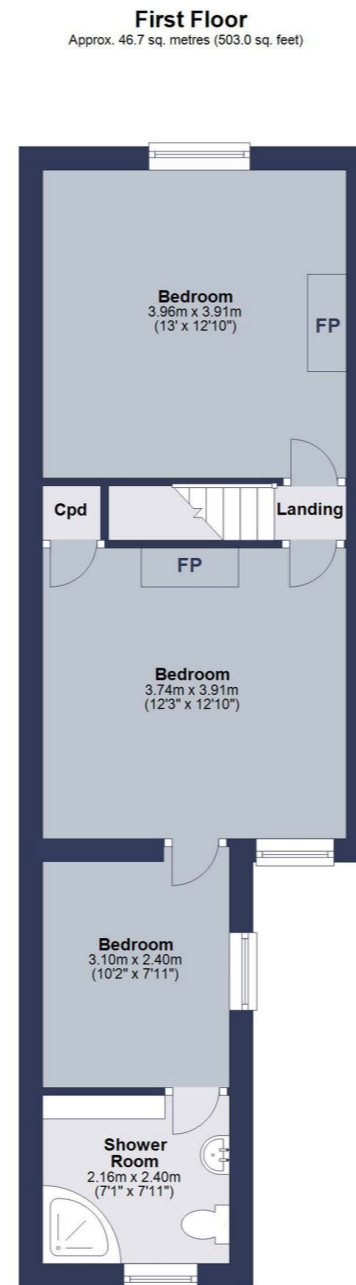
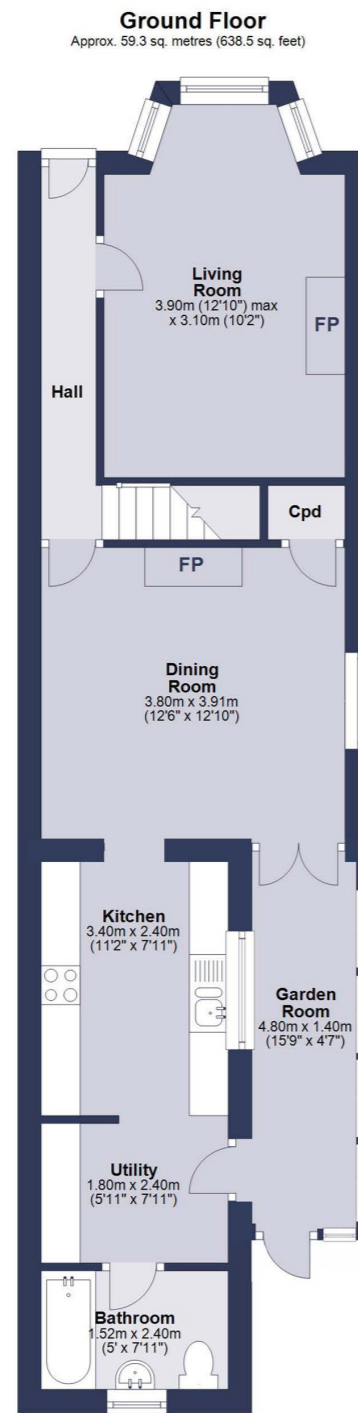
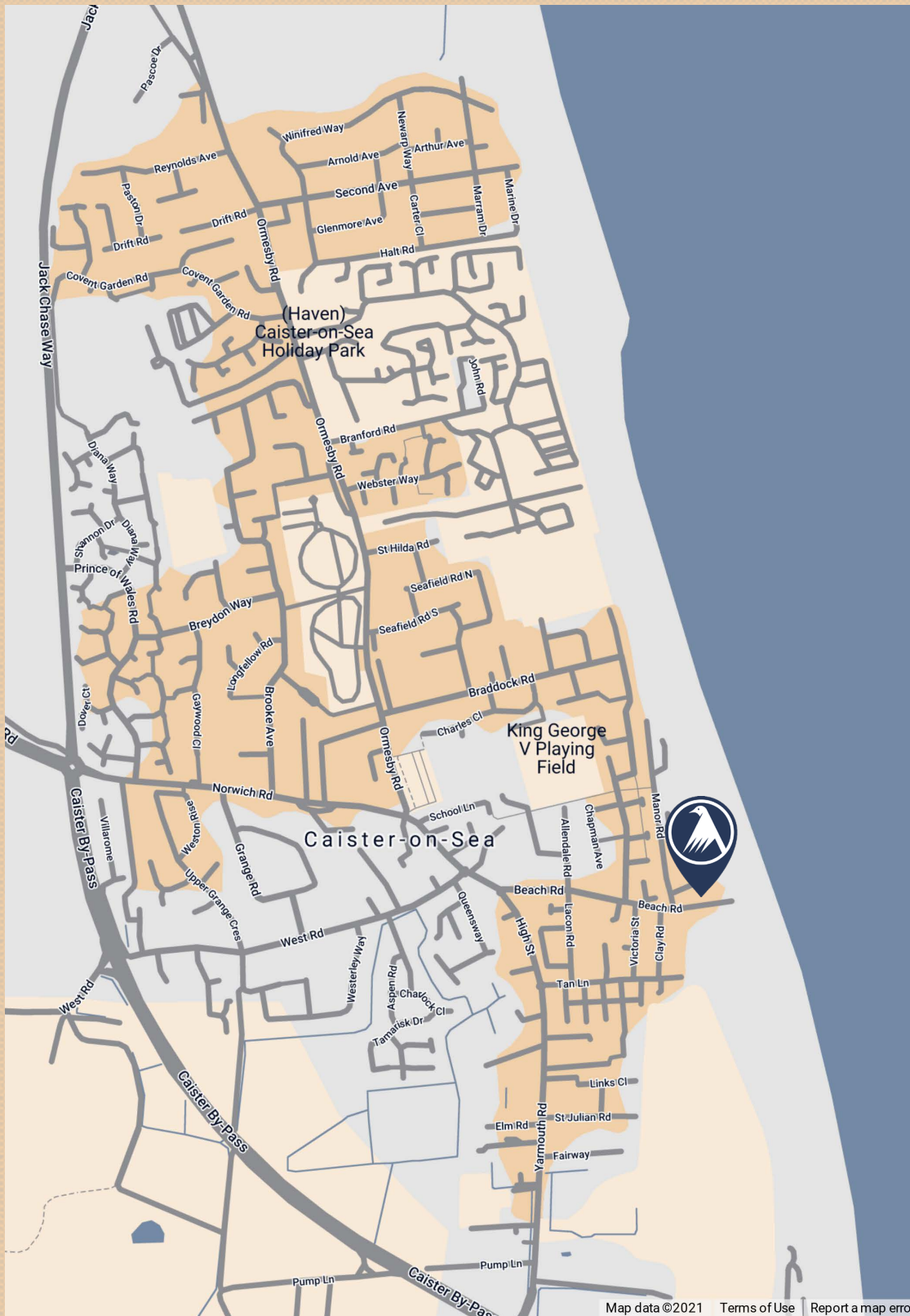


Illustration for identification purposes only,
 measurements are approximate.
 Plan not to scale.

Ref: 7303



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