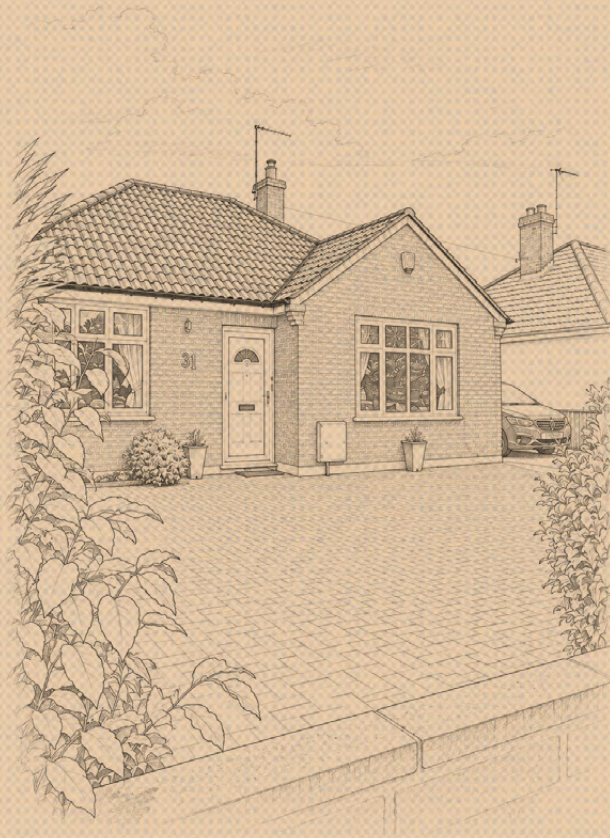


WEST ROAD CAISTER-ON-SEA



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“FROM UNHURRIED MORNINGS IN THE GARDEN TO LONG WALKS BESIDE THE SEA, A HOME FOR LIFE’S SIMPLER PLEASURES.”

Set within the established seaside village of Caister-on-Sea, this extended four-bedroom detached bungalow offers generous, versatile accommodation and a substantial rear garden. The thoughtfully arranged interior includes a spacious lounge and dining room, traditional kitchen with separate utility, and a conservatory opening onto the garden. Three bedrooms occupy the ground floor, while a fourth, positioned within the converted roof space, provides additional flexibility. Outside, an expansive lawn, timber decking and established planting create an inviting setting for outdoor living, complemented by extensive off-road parking and a detached garage. With its adaptable layout, generous plot and proximity to the Norfolk coastline, 31 West Road presents an appealing opportunity to establish a home in this well-connected coastal village, offered for sale with no onward chain.





THE TOUR

Set back from West Road behind a broad, block-paved frontage, this extended four-bedroom detached bungalow offers generous, adaptable accommodation in the coastal village of Caister-on-Sea. With its red-brick elevations, tiled roof and established gardens, the property has a reassuringly traditional appearance, while the extended living spaces and converted roof accommodation introduce a welcome degree of flexibility. Offered with no onward chain, it is a home with plenty to offer in its present form and opportunities for a new owner to make their own mark.

The approach is practical and welcoming, with ample off-road parking framed by established planting. A central entrance opens into the hallway, from which the principal ground-floor rooms unfold.

The lounge and dining room forms the heart of the home, extending to approximately 23 feet in length. Its generous proportions comfortably accommodate both relaxed seating and a dedicated dining area, with natural light entering through windows along the side elevation. A fireplace with a pale surround provides a traditional focal point, while a section of exposed brickwork introduces warmth and texture. Sliding glazed doors connect the dining end of the room with the conservatory, creating a natural relationship between the main living accommodation and the garden beyond.

The conservatory offers a further place to sit and enjoy the outlook, with glazing overlooking the rear garden and French doors opening directly outside. It is an appealing addition to the living space, particularly during the warmer months when the doors can be opened to bring the garden into everyday life.

Positioned beyond the main reception room, the kitchen has a traditional country-style character, with cream cabinetry, timber-effect work surfaces and terracotta-toned floor tiles. A range-style cooker sits beneath a decorative extractor canopy, while windows on two sides introduce natural light across the working surfaces. The arrangement provides generous storage and preparation space, with a separate utility room beyond offering additional facilities and access to the garden. A convenient WC completes this practical part of the accommodation.

Three bedrooms are arranged across the ground floor, each with its own character and proportions. The principal bedroom benefits from an extensive run of fitted timber wardrobes, providing considerable storage without compromising the usable floor space. The two further bedrooms are comfortably proportioned, offering flexibility for family members, guests or alternative uses according to individual needs.

The family bathroom is finished in a soft blue-and-white palette, with patterned ceramic wall tiles, a decorative border and a bath with an overhead shower and glazed screen. A washbasin set above fitted cabinetry provides useful storage, while a frosted window introduces natural light and privacy.

A staircase rises from the hallway to the converted roof space, where a fourth bedroom has formed part of the accommodation for more than 15 years. Set beneath sloping ceilings and illuminated by a rooflight, the room has a quieter, more intimate character, with useful eaves storage and flexibility for use as a study or occasional retreat.

Outside, the rear garden is a particularly appealing feature. A broad expanse of lawn is enclosed by established boundaries, with planting and mature greenery softening the edges. Immediately adjoining the bungalow, a substantial timber deck creates an outdoor seating area, with space for dining, entertaining or simply enjoying the sunshine. A timber pergola marks the transition between the decking and lawn, adding structure to the garden.

Towards the far end of the plot stands a detached brick-built garage, providing valuable storage or workshop space alongside its conventional use. The garden's generous proportions offer considerable scope for gardening, recreation and outdoor living, with room for different activities to coexist comfortably.

Taken together, the extended accommodation, flexible fourth bedroom and substantial outside space the property a versatile home. Its traditional character and practical layout provide an established starting point, while the chain-free sale offers a straightforward opportunity for its next chapter.





THE AREA

Caister-on-Sea is one of Norfolk's established coastal villages, situated just north of Great Yarmouth, where residential streets, local amenities and a strong sense of community sit within easy reach of the North Sea.

The village's greatest natural attraction is its coastline. Caister's broad sandy beach, backed by dunes, offers an expansive setting for walking, swimming and enjoying the changing seasons. Away from the busier stretches of the Norfolk coast, there is a quieter, more everyday quality to life here, with the sea forming a familiar backdrop rather than simply a holiday destination.

The village provides a range of everyday amenities, including independent shops, convenience stores, places to eat and local services. Its historic parish church and the remains of Caister Roman Fort offer reminders of a settlement with a long and varied history.

For families, local education includes Caister Infant with Nursery School, Caister Junior School and Caister Academy. All three are identified within the property's traditional school catchment areas for the 2026/27 academic year, although admission remains subject to the relevant policies and availability.

Nearby Great Yarmouth offers a wider selection of shopping, leisure and cultural facilities, together with a railway station providing connections towards Norwich. Road links also connect Caister with the surrounding Norfolk coastline, the Broads and the county's wider network of towns and villages.

For those drawn to coastal living without sacrificing everyday convenience, Caister-on-Sea offers a compelling balance: a settled village atmosphere, access to open countryside and the enduring appeal of the Norfolk shoreline.



Living room sitting area



The south facing conservatory



Dining area

find your nest



Kitchen detail





Principal bedroom



Second bedroom



The classical tiled bathroom



Third bedroom



Sun deck, and lawned rear gardens



Loft room



Utility room

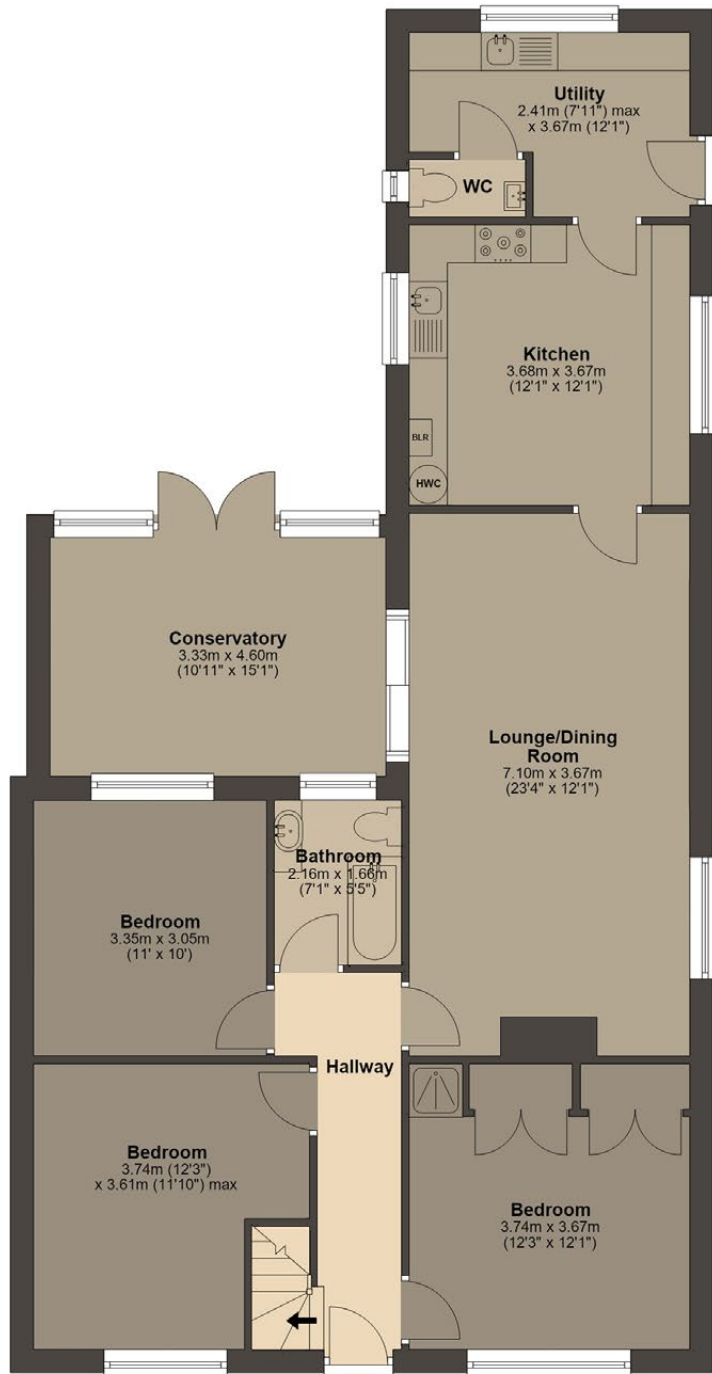
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Utility and cloakroom

WEST ROAD CAISTER-ON-SEA

Total approximate floor area
= 150.6 sq m / 1,622 sq ft

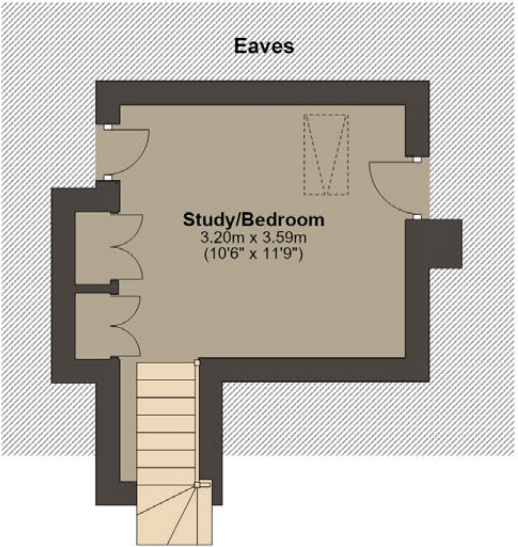
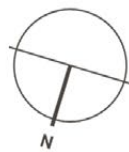


Ground Floor
Approx. 114.7 sq. metres (1234.7 sq. feet)

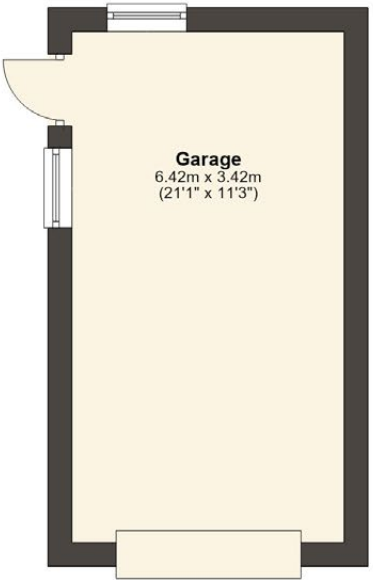
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measurements are approximate.
Plan not to scale.

WEST ROAD CAISTER-ON-SEA

Total approximate floor area
= 150.6 sq m / 1,622 sq ft



First Floor
Approx. 14.0 sq. metres (150.5 sq. feet)



Outbuilding
Approx. 22.0 sq. metres (236.3 sq. feet)

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Site Area
6,203 sq ft
576.3 sq m

SERVICES

Mains Gas, electricity, water & drainage connections

Rights of Access &
Shared Access

No shared access arrangements or third-party rights of access have been confirmed.

Covenants, Easements, & Wayleaves

The nature of the covenants and any wayleaves remain unconfirmed. Purchasers are advised to review the full title register and associated deeds with their solicitor.

WEST ROAD
CAISTER-ON-SEA

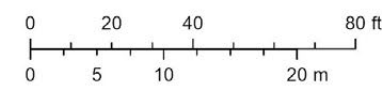
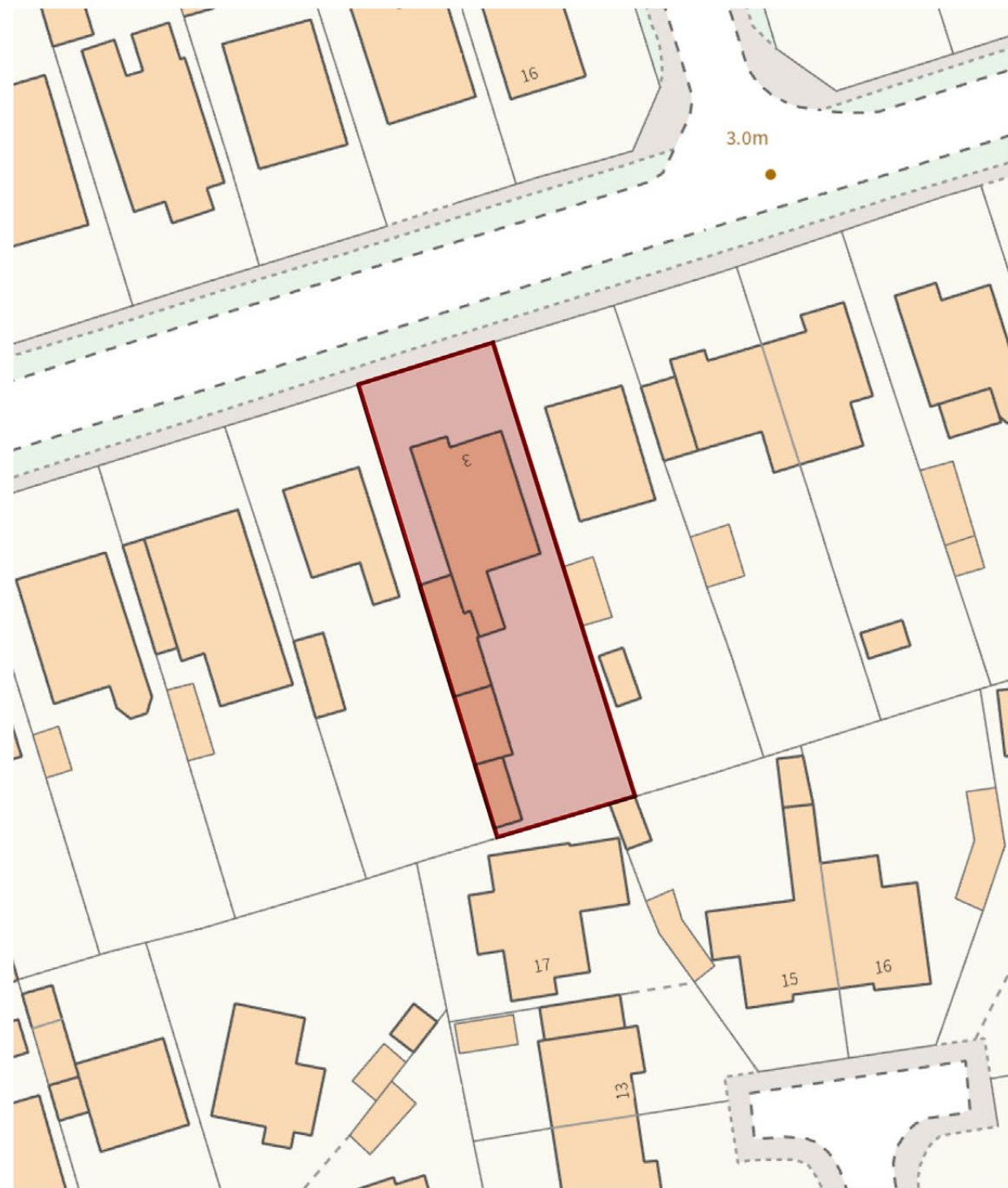
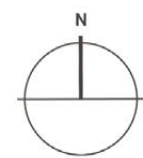


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BEDROOMS / BATHROOMS 4/1	TOTAL FLOOR AREA 1,385 sq ft (128.7 sq m) excluding garage
TENURE Freehold	CONSTRUCTION Cavity wall construction
FENESTRATION uPVC Double glazed	ENERGY RATING D (63)
FLOOD RISK Very low risk of flooding from surface water, rivers and the sea	BROADBAND Ultrafast broadband is indicated as available, with maximum predicted download speeds 1,800 Mbps
COUNCIL TAX BAND C £ 2,162.45 per annum	SCHOOL CATCHMENT Caister Infant with Nursery School, Caister Junior School and Caister Academy (2026/27).

* Figures taken from EPC estimate and may vary depending on usage and supplier rates
+ Source: Ofcom broadband availability checker – subject to provider and package



WEST ROAD

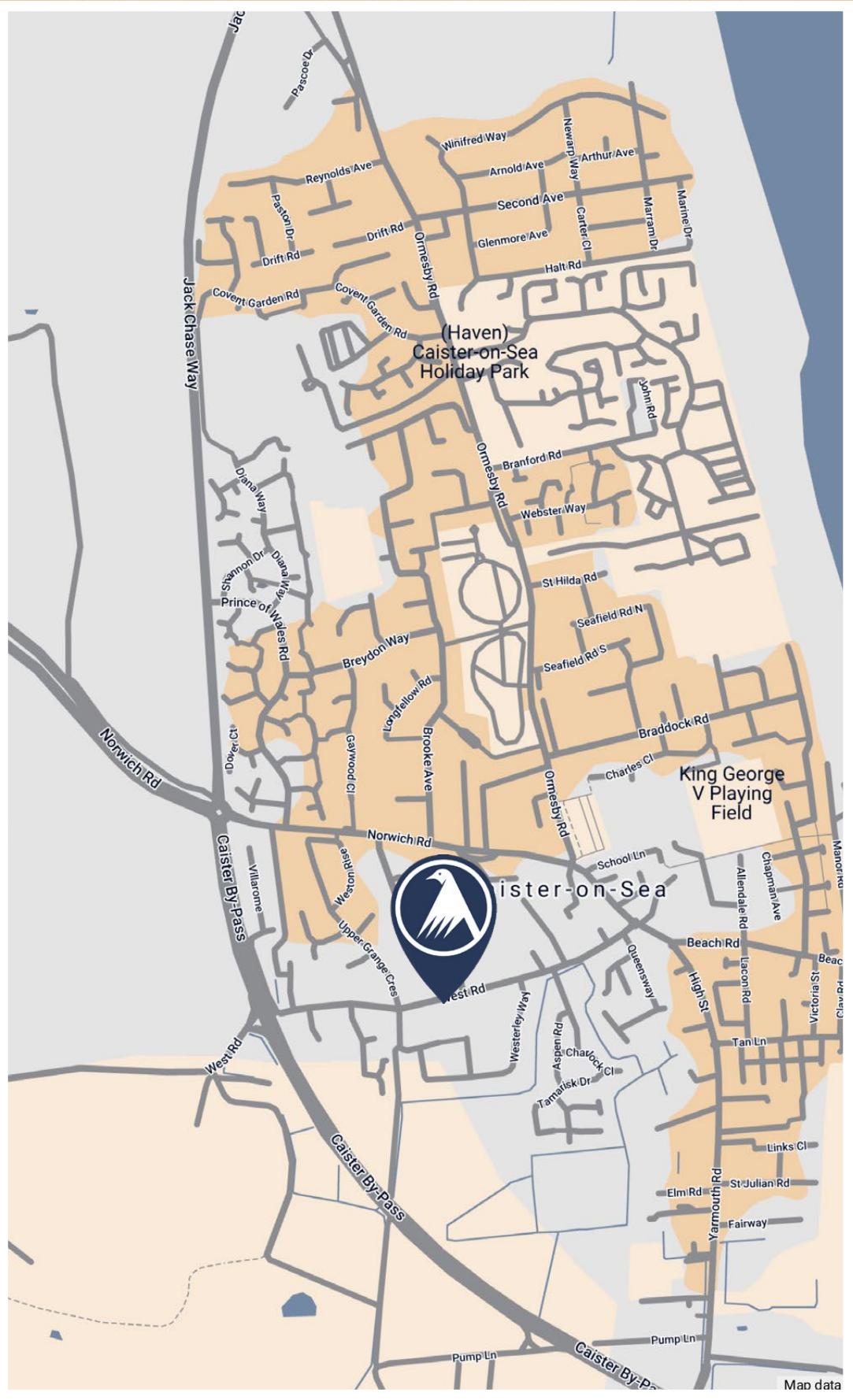
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Offers in the
Region of
£365,000

Viewing strictly by appointment
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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.



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