

# LARKES



**CROFT ROAD**  
CAISTER-ON-SEA  
NORFOLK  
NR30 5EJ

**£200,000** Freehold

[www.larkes.co.uk](http://www.larkes.co.uk) | [sales@larkes.co.uk](mailto:sales@larkes.co.uk) | 01493 330299

Ref: 7059



**CROFT ROAD**



This FULLY REFURBISHED family home offers GENEROUS ACCOMMODATION with newly installed ISLAND KITCHEN, family bathroom, and a large SOUTH FACING GARDEN. With a CENTRAL VILLAGE SETTING this stunning property is offered CHAIN FREE

**DESCRIPTION** This fully refurbished family home has been lovingly updated, with an impressive island kitchen located in the centre of the house, an open dining/sitting area with French doors to the rear patio, and a gorgeous family bathroom.

Entry is via a gated courtyard and path leading to a glazed side entrance door giving access to the lobby with laminate flooring. Located to the front of the property is a generous living room. The middle room is now home to the kitchen, with newly installed cabinetry finished in a soft dove grey modern high gloss finish, this impressive room has a large island with breakfast bar. There are fitted appliances including oven, hob, and extraction canopy. The kitchen area opens up into a light filled dining/sitting area with French doors to the side providing access to the south facing gardens, and patio.

To the rear of the ground floor is a utility room with fitted cupboards, worktops and under counter recess for a washer/dryer, and wall mounted gas combination boiler.

A further door opens into the stunning family bathroom with tiled walls, a large walk in shower cubicle with multi-jet tower shower unit, and panel bath.

The first floor provides three bedrooms and a WC accessed from the landing.

The whole property has been refinished with newly plastered walls and ceilings, décor in a neutral and modern colour scheme, and fitted carpets/high quality vinyl floorings. There is a new gas central heating system and electrical installations. All windows are double glazed and the insulation has been upgraded.

Please view the floor plan for room dimensions and layout.



Images from above: Newly fitted island kitchen, Dining/sitting area with French doors





**LOCATION** Conveniently located in this popular seaside village the property is situated in the heart of the community. Amenities include local infant primary and secondary schools, restaurants/pubs, golf course, supermarkets, church, cafés, village store, post office and dentist & doctors' surgery. A wider selection of facilities are available in the market town of Great Yarmouth, which also has a main line railway station providing a useful commuter link to Norwich.

Additional local facilities include The Norfolk Broads, Great Yarmouth Racecourse. The Norfolk Coast Path is accessed nearby with parts of the neighbouring coastline in the ownership of the National Trust.

The city of Norwich offers an abundance of leisure facilities, restaurants, and shopping

**SERVICES** Mains gas, water, electricity and drainage are understood to be connected (subject to confirmation from the statutory authorities).

Larkes have not carried out tests of the services or appliances and interested parties should arrange their own tests to ensure these are in working order.



Images clockwise from top left: Family bathroom, rear gardens, and living room





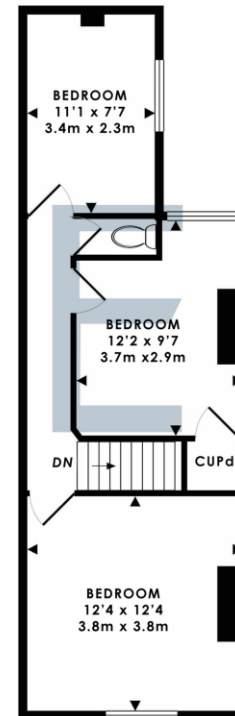
Images clockwise from top left: Master bedroom, middle bedroom, bathroom detail, rear bedroom, and utility area.



**CROFT ROAD  
CAISTER-ON-SEA**



**GROUND FLOOR**  
APPROX AREA  
527 Sq Ft (49.0 m)



**FIRST FLOOR**  
APPROX AREA  
411 Sq Ft (38.2 m)

**TOTAL APPROXIMATE FLOOR AREA 938 Sq Ft (87.1 Sq M)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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



#### AT A GLANCE:

Property: Semi-Detached House, Three Bedrooms  
 Approximate Floor Area: 938 sq ft (87 sq m)  
 Heating: Gas Central Heating  
 Energy Rating: TBC  
 Local Authority: GYBC  
 Council Tax Band: B (£1,278)

NOTE: Larkes Estate Agents for themselves and for the vendors or lessees of this property whose agents they are give notice that: (i) the particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given, without responsibility and intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Larkes Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.

