



ADDRESS  
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Caister-On-Sea  
Norfolk  
NR30 5UB

TENURE  
Freehold

# L LARKES

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# A

delightful, detached house with generous low maintenance garden and garden studio, perfect for home working. Built of brick elevations under a pantile roof, the property inside has been extended. It is presented in good condition with some excellent rooms. At the front are twin reception rooms comprising a living room with brick heath and an arched opening which leads into a dining area. The kitchen has plenty of storage cupboards and work surfaces as well as an additional utility area with access to the rear gardens. The accommodation has been extended by conversion of the garage, to create a further reception room presently used as an open plan family room connecting to the kitchen area. The entrance hall and ground floor WC are practical areas which offer further convenience.

Upstairs, which is carpeted throughout has four bedrooms. The principal bedroom is large and has fitted wardrobes, and an en-suite shower room. There are three further bedrooms, the two at back have fitted wardrobes and views looking out over the rear garden. The family bathroom is fitted with a p-shaped bath with shower unit, pedestal wash basin and WC. The house also benefits from double glazed windows with leaded lights throughout.

Outside, the property is approached via a driveway with ample parking space, a front garden mostly laid to lawn with shrub borders and path to the front door. To the rear is a terraced garden, hard landscaped with shingle and large paved patio areas, there are raised and well stocked shrub and flower bed borders. To the rear of the garden a timber garden studio is sited, with power and light this flexible space could be utilised as a home office, playroom, or home gym.











***“The accommodation has been extended by conversion of the garage, to create a further reception room presently used as an open plan family room connecting to the kitchen area”***

***“Caister-On-Sea is a popular coastal village with a number of well-regarded & popular pubs, butchers, grocery store and post office/store.”***

Please view the floor plan for property layout and room dimensions.

Caister-On-Sea is a popular coastal village with a number of well-regarded & popular pubs, butchers, grocery store and post office/store. There are primary school and secondary schools as well as a full church community, hall, playing fields and various clubs and organisations.

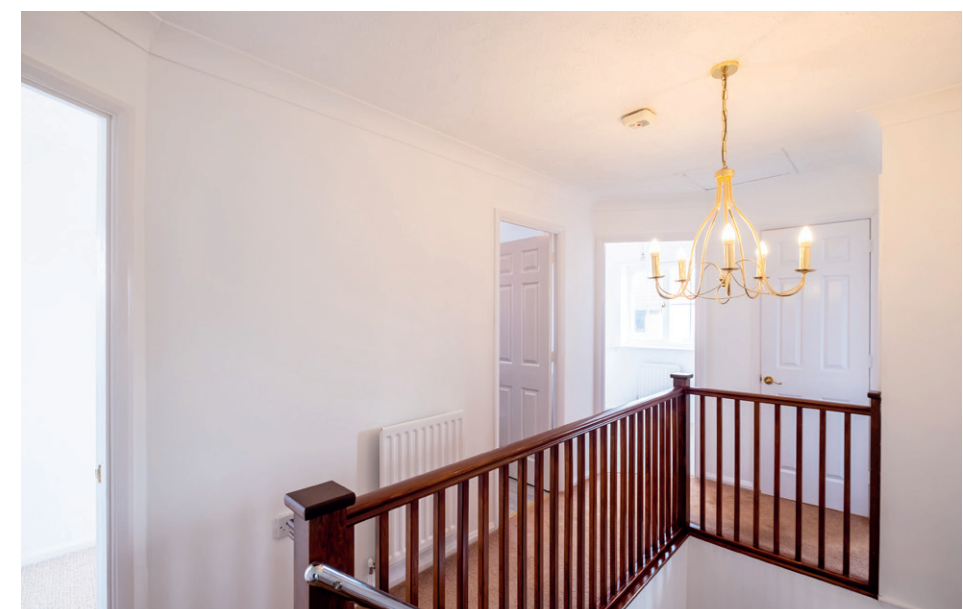
There is easy access to Great Yarmouth and its seafront, tennis courts, cafés, beautiful waterways, boating lakes, beach and traditional amusements.

A main line railway station at Great Yarmouth provides a useful commuter link to Norwich, where there is an abundance of leisure facilities, restaurants, and shopping.

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

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

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







*'To the rear of the garden a timber garden studio is sited, with power and light this flexible space could be utilised as a home office, playroom, or home gym.'*





PRINCE OF WALES ROAD  
CAISTER-ON-SEA

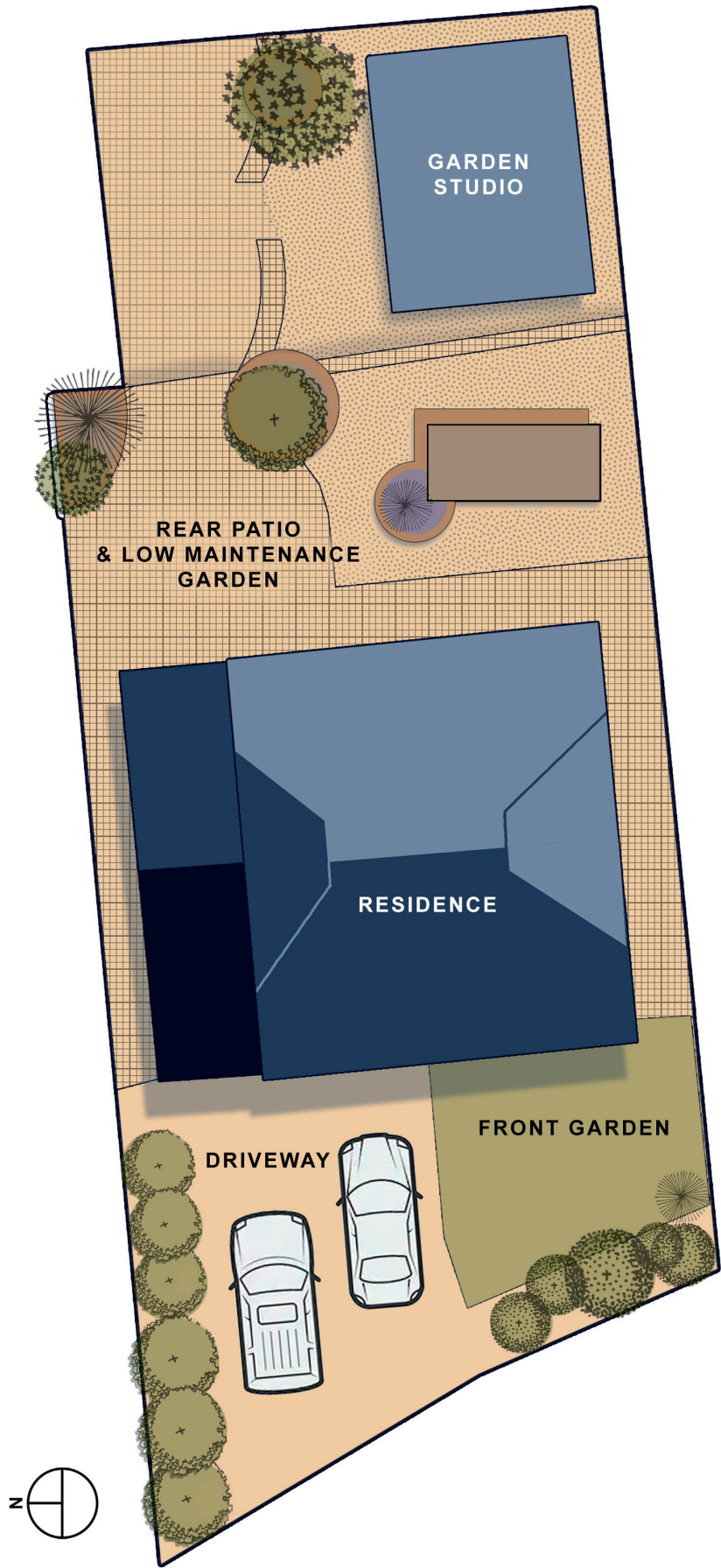
APPROXIMATE FLOOR AREA  
= 114.1 sq m / 1,229 sq ft

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

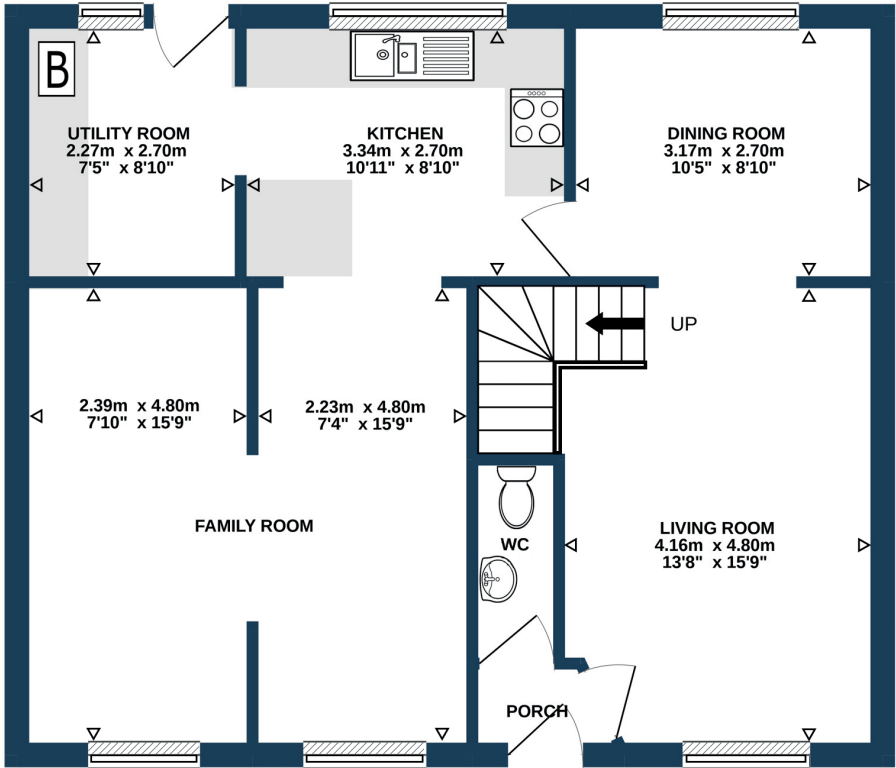
VIEWING ARRANGEMENTS  
Telephone: 01493 330299  
Email: sales@larkes.co.uk

COUNCIL TAX - Band D (£1,882)

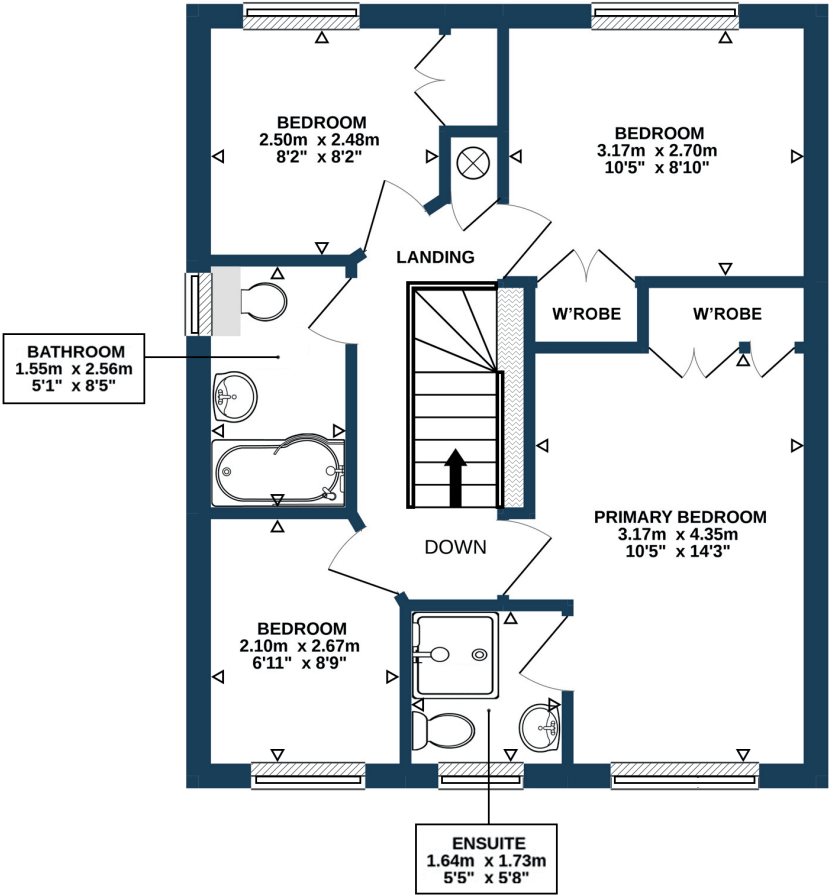
ENERGY RATING - C 69



GROUND FLOOR  
65.9 sq.m. (709 sq.ft.) approx.

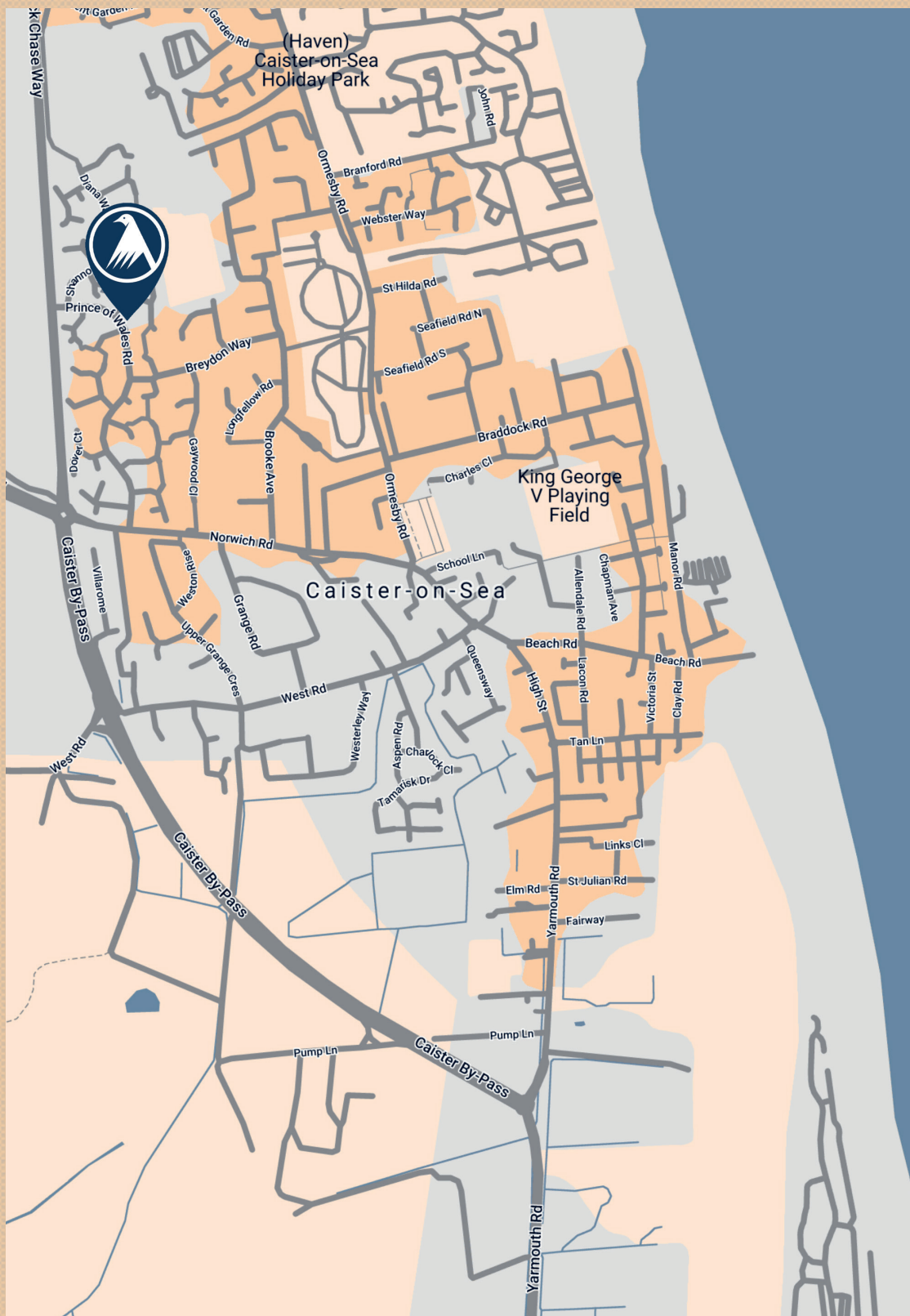


FIRST FLOOR  
48.3 sq.m. (520 sq.ft.) approx.





Ref: 7158



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