



## 13 Byron Way, Caister-On-Sea

OIEO £350,000 Freehold

In a sought-after location close to Caister village, you'll find this impressive 4-bedroom detached house offers a spacious and stylish living environment for modern family life. Boasting double-height extended accommodation, this property provides ample space for comfortable living.

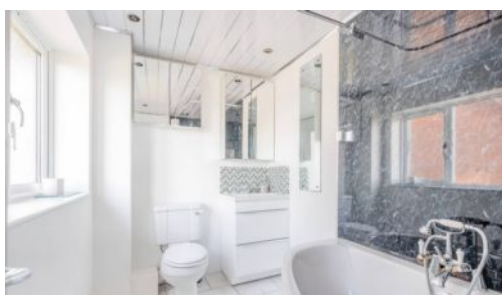
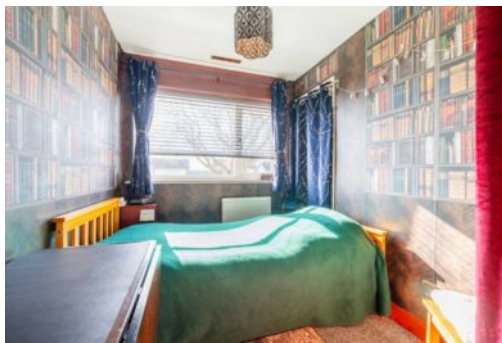
## Location

Byron Way, Caister-on-Sea, is ideally located in a peaceful and well-established residential area, offering a perfect balance of coastal living and convenient access to local amenities. Just a short distance from Caister's beautiful beach and vibrant seafront, residents can enjoy scenic walks and outdoor activities. The property is also within close proximity to Caister Village, where you'll find a variety of shops, schools, and local services, making it a practical choice for families. With excellent transport links to Great Yarmouth and beyond, this location offers easy access to both urban conveniences and coastal tranquillity.



## Byron Way

Upon arrival, the property greets you with a driveway leading to a single garage, offering off-road parking and convenient access to the home. Stepping into the welcoming entrance hall, you are met with a sense of space and storage options, including additional cupboard space.



The two well-sized reception rooms offer versatile living spaces, with the sitting room providing light from both the front and rear of the property and featuring a central fireplace as a focal point. The dining room seamlessly connects to the fully-fitted kitchen, complete with wall and base units, providing a practical and functional layout for culinary activities. Completing the ground floor is a convenient WC and a rear lobby providing access to the outdoor space.

Ascending the stairs to the first floor landing, you will find three double bedrooms, each offering generous space, alongside a single bedroom ideal for various uses. The family bathroom on this level provides essential convenience for occupants.

The property boasts a large enclosed rear garden, offering privacy and an idyllic space for outdoor relaxation and entertainment, with decking, lawn, pave, and shingle surfaces. The garden is thoughtfully landscaped for enjoyment and ease of maintenance.

#### Agents Notes

We understand this property will be sold freehold, connected to all main services.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Garage  
194 sq.ft. (18.0 sq.m.) approx.

Ground Floor  
493 sq.ft. (45.6 sq.m.) approx.

1st Floor  
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 1139 sq.ft. (105.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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