



56 Brooke Avenue, Caister-On-Sea  
£260,000

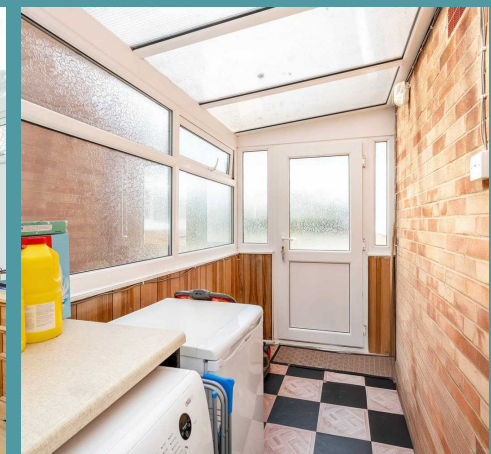
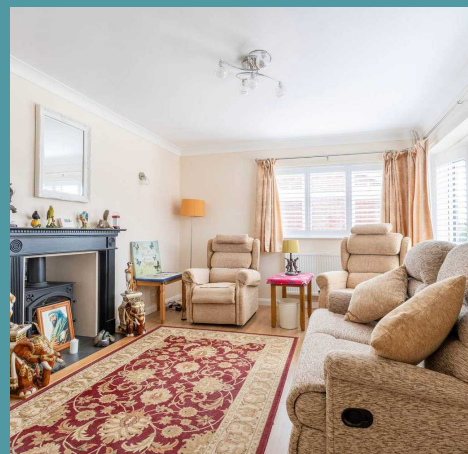
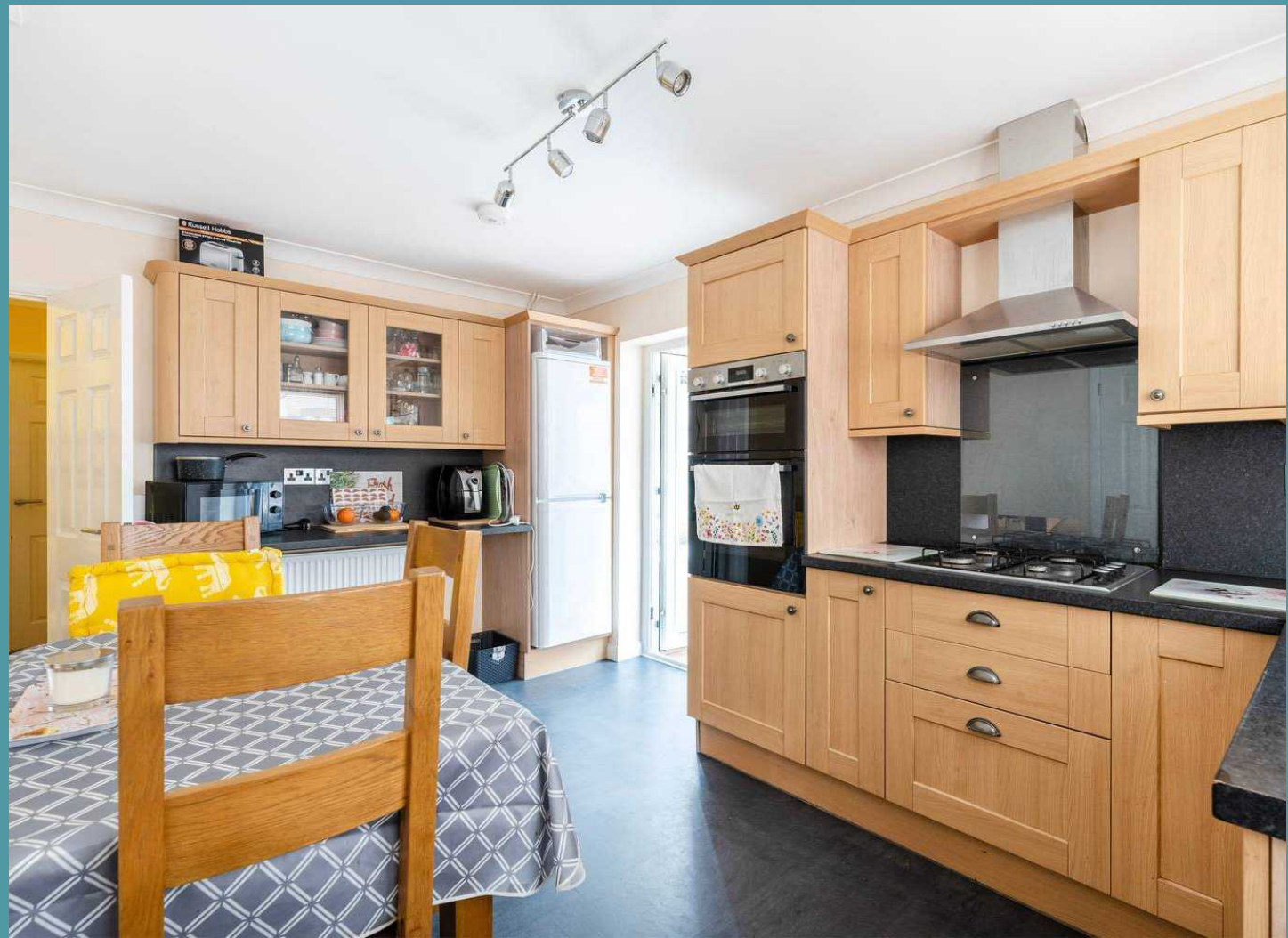
# 56 Brooke Avenue

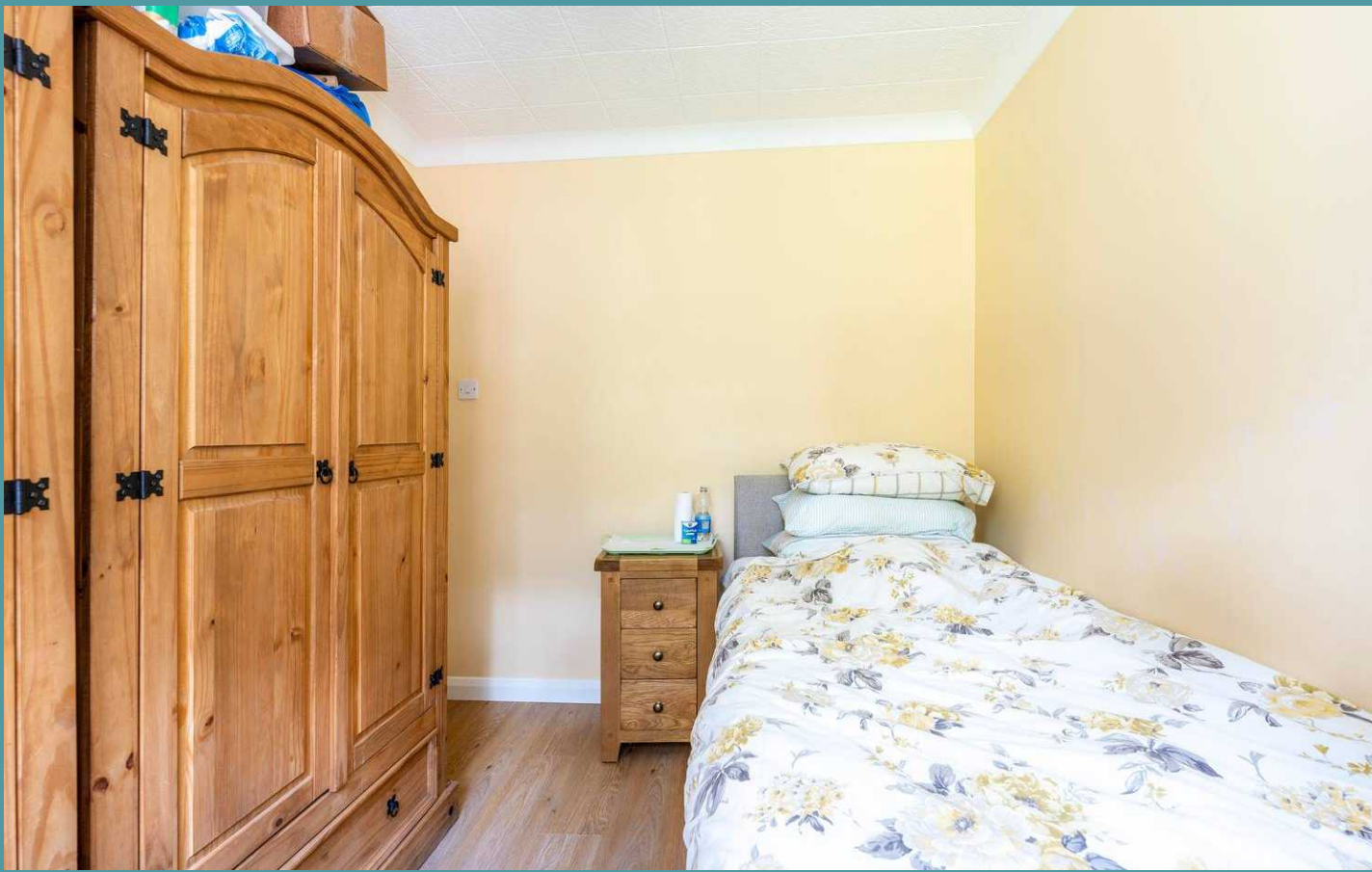
Caister-On-Sea, Great Yarmouth

Whether you are looking to downsize to a more manageable property or seeking a comfortable retreat to call home, this charming detached bungalow is sure to impress. With its thoughtful layout, maintained garden, and convenient location, this property presents a rare opportunity to embrace a relaxed and effortless lifestyle. Don't miss the chance to make this delightful bungalow your own and experience the best of single-story living in a desirable setting.

## LOCATION

Nestled within the coastal village of Caister-On-Sea, Brooke Avenue offers a charming and idyllic location for those seeking a serene lifestyle with the added benefit of seaside living. Caister-On-Sea, located just a stone's throw away from the vibrant coastal town of Great Yarmouth, provides residents with the perfect balance between the tranquility of village life and easy access to modern amenities. This coastal gem is famous for its long sandy beaches, perfect for leisurely strolls and enjoying the sea air. The village itself boasts a strong sense of community, with local shops, schools, and recreational facilities, ensuring a fulfilling lifestyle for all residents. Brooke Avenue's location adds to its allure, being within easy reach of the beach, village amenities, and well-connected road networks, promising a relaxed, coastal living experience with all the necessary conveniences close at hand.



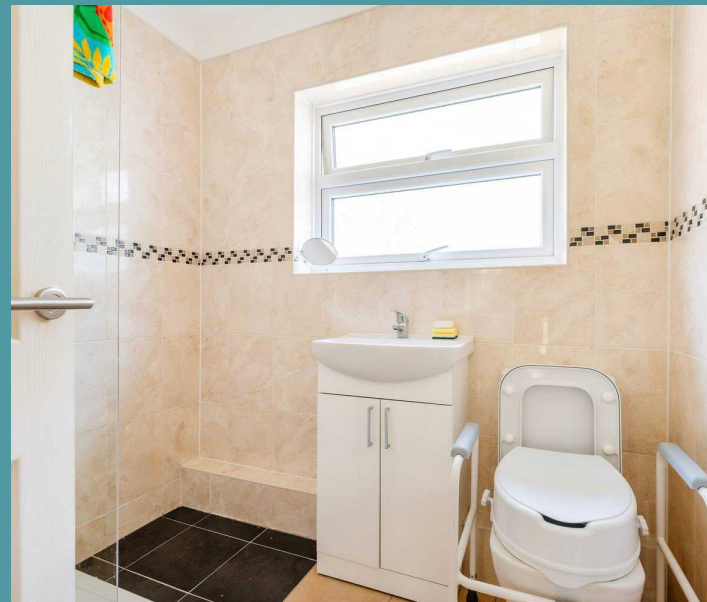


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Caister-On-Sea, Great Yarmouth

Upon entering, you are greeted by a comfortable sitting room accentuated by a multi-fuel burner, creating a warm and inviting atmosphere perfect for relaxing or entertaining guests. The well-equipped kitchen/dining room is fitted with units and appliances to be able to cook your favourite meals, complemented by a utility room for added functionality. The conservatory extends the living space, allowing you to enjoy the outdoors within the comfort of your own home. This bungalow features two bedrooms, providing ample accommodation for residents or visiting guests, along with a modern shower room for added convenience.

Towards the rear is a well-maintained garden, primarily laid to lawn, with a wide range of shrubbery and mature trees. The patio area is perfect for your outdoor furniture during the summer months. Overall, this garden is fully enclosed so you can enjoy in seclusion. For those with vehicles, a driveway provides ample off-road parking in addition to a garage, offering secure parking or storage options.





## 56 Brooke Avenue

Caister-On-Sea, Great Yarmouth

### AGENTS NOTES

We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

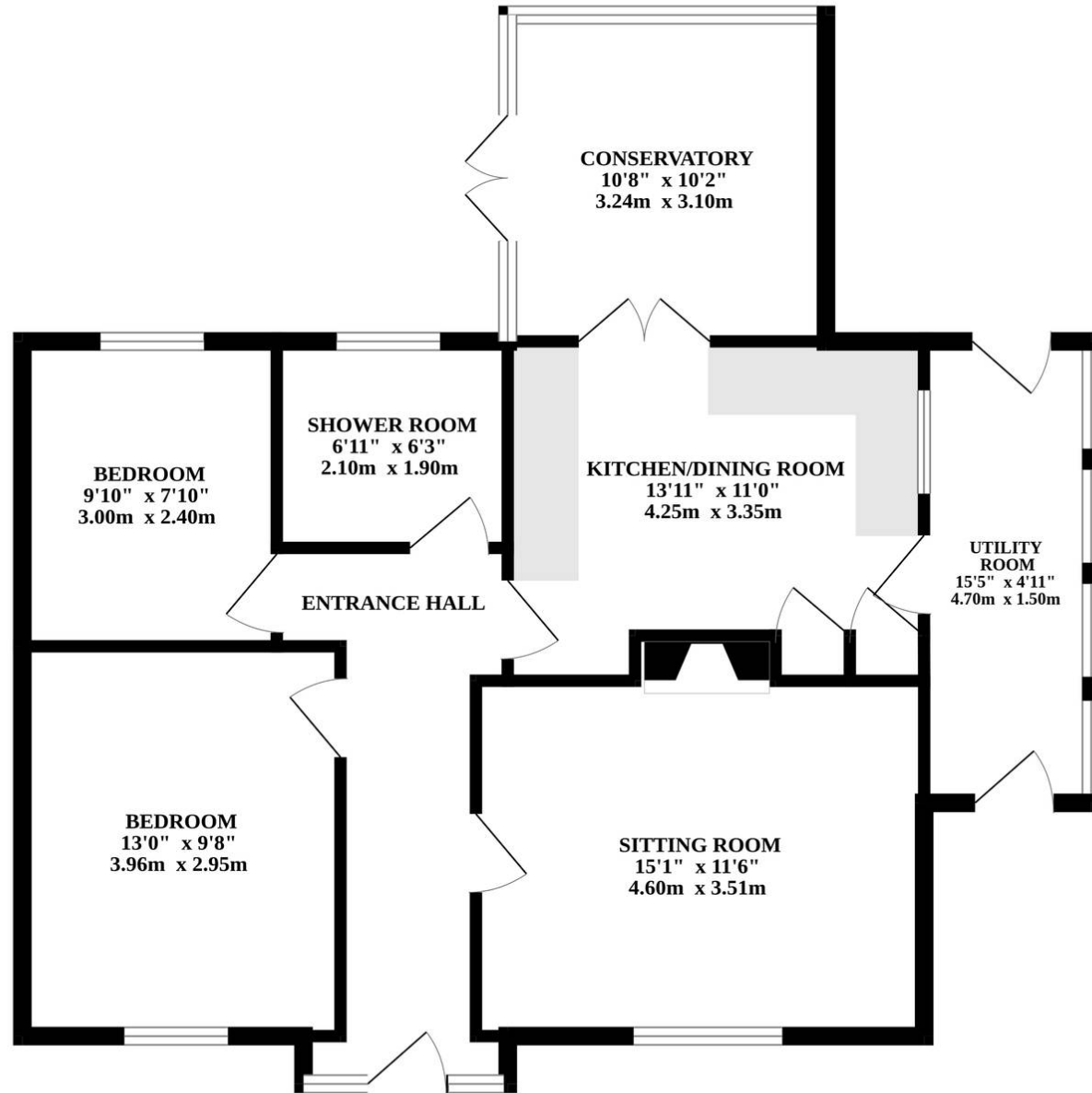
Heating system - Gas

Council Tax Band: C

- CHARMING DETACHED BUNGALOW
- EVERYTHING YOU NEED ON A SINGLE FLOOR
- PERFECT DOWNSIZE WITHOUT COMPRISING ON STYLE AND COMFORT
- COMFORTABLE SITTING ROOM - MULTI-FUEL BURNER
- WELL-EQUIPPED KITCHEN/DINING ROOM - UTILITY ROOM
- CONSERVATORY OFFERING GARDEN VIEWS
- TWO BEDROOMS & A SHOWER ROOM
- WELL-MAINTAINED GARDEN - FULLY ENCLOSED FOR PRIVACY
- DRIVEWAY PROVIDING AMPLE OFF-ROAD PARKING AND A GARAGE
- IN CLOSE PROXIMITY TO ALL LOCAL AMENITIES AND NATURAL SURROUNDINGS



# GROUND FLOOR



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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