



15 St. Christopher Close, Caister-On-Sea

In Excess of £325,000

# 15 St. Christopher Close

Caister-On-Sea, Great Yarmouth

With no onward chain, this detached bungalow is ready for you to make it your home. Sitting down a quiet cul-de-sac, in the coastal village of Caister-On-Sea, offering well-presented accommodation that is bright and airy. The highlight of the home lies in the large sun-lit conservatory, opening into the inviting sitting room, alongside a fitted kitchen. Featuring three bedrooms and a shower room, with a large garden, a driveway and a garage. Embrace a lifestyle of comfort and ease within its single-floor layout, perfect for those looking to downsize.

## Location

Caister-on-Sea is a coastal village located in the county of Norfolk, situated on the North Sea coast. It lies approximately 3 miles north of Great Yarmouth, making it part of the Greater Yarmouth area. Caister-on-Sea is also historically significant, with its origins dating back to Roman times, as evidenced by the nearby Caister Roman fort. The area is well-served by local amenities, including shops, cafes, and schools such as Caister Academy, with regular bus links to surrounding areas. The village is well-connected by road and is close to the A149, making it easily accessible.



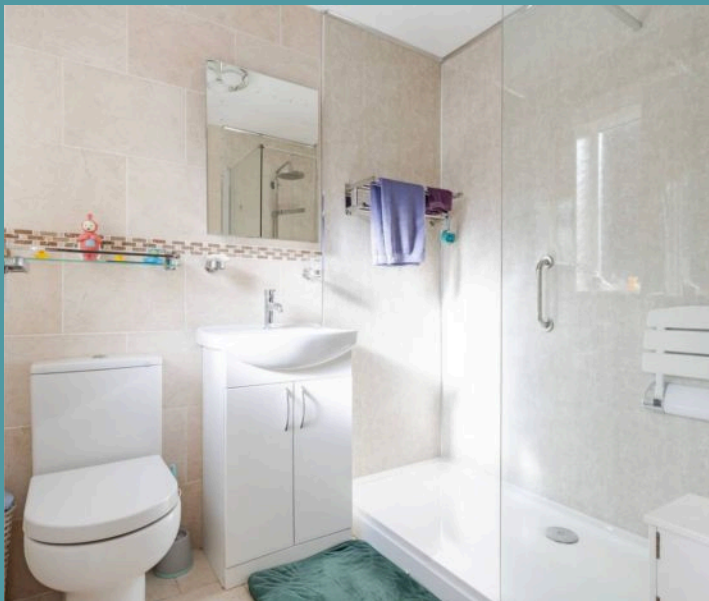


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Step inside, where you are welcomed by a beautifully presented interior that is filled with natural light. The inviting sitting room invites you in, with a decorative fireplace adding a touch of elegance to the space. Double doors open into the sun-lit conservatory, where panoramic views of the garden create a seamless connection between indoor and outdoor living. The kitchen is fitted with units, integrated appliances and storage, to be able to cook your favourite home cooked meals.

The bungalow features three bedrooms, each thoughtfully designed to offer relaxation and privacy. The third bedroom has the versatility to be a home office, dressing room or guest room, depending on your own requirements. Completing the accommodation is a shower room, comprising of a three piece suite.



Towards the rear is a large private garden that is well maintained. It is primarily laid to lawn, bordered by planted beds and shrubbery, with a patio area for your outdoor seating arrangements during the summer months. There is plenty of space for your timber shed, summerhouse or greenhouse. At the front of the residence is a driveway providing off-road parking and a garage for storage options.



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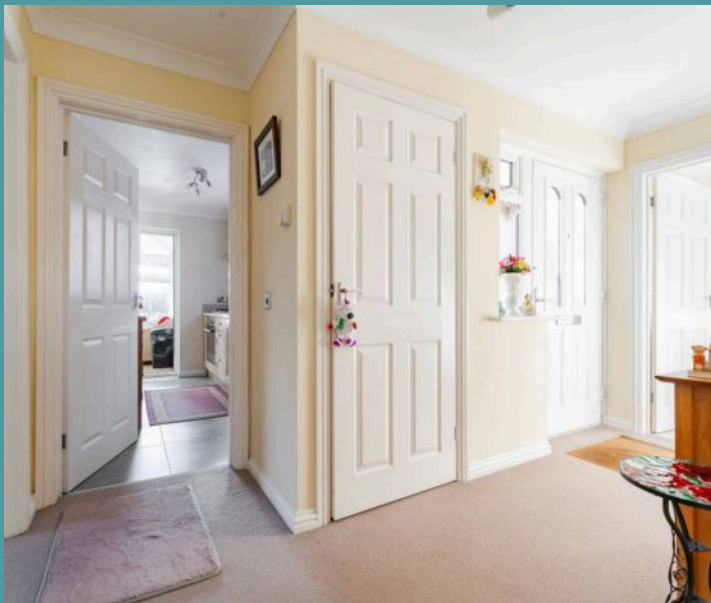
### Agents Notes

We understand that this property is freehold. Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

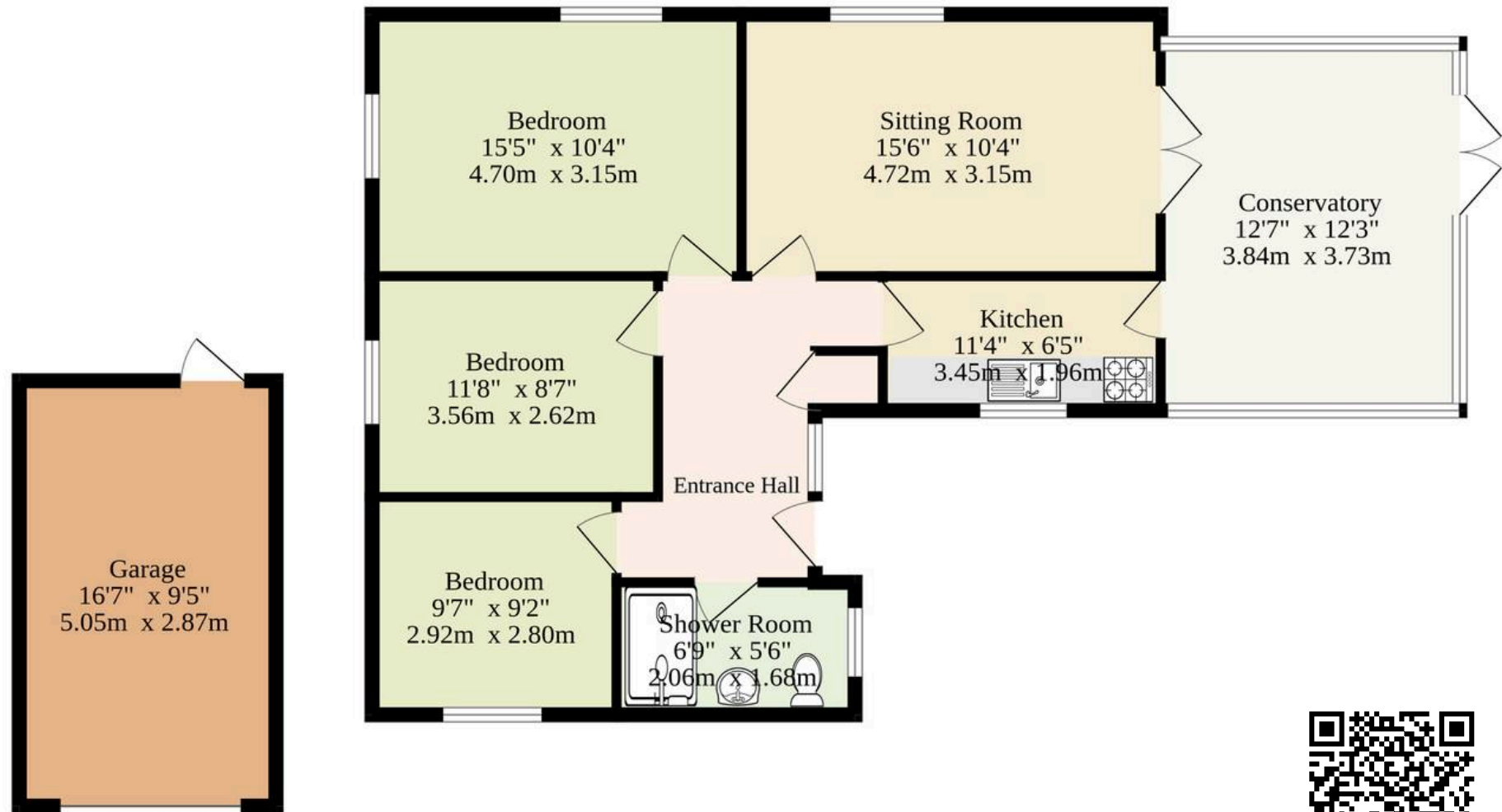
Council Tax Band: C

- No onward chain
- Detached bungalow in the coastal village of Caister-On-Sea
- Sitting on a generous size lot down a quiet cul-de-sac, with a southerly aspect
- Beautifully presented throughout, ready for you to make your own
- Inviting sitting room with a decorative fireplace and double doors opening into the sun-lit conservatory, offering panoramic views of the garden
- Kitchen fitted with units, integrated appliances and storage space
- Three bedrooms and a shower room
- Large maintained garden with a laid to lawn and a patio area, fully enclosed for privacy
- Driveway providing off-road parking and a garage for storage options
- Close to local shops, healthcare facilities, bus routes and the coast



# Ground Floor

1015 sq.ft. (94.3 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 1015 sq.ft. (94.3 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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