



ADDRESS

12 Royal Thames Road  
Caister-On-Sea  
Norfolk  
NR30 5SD

TENURE

Freehold

STATUS

Chain Free

# L R K E S



FIND  
YOUR  
NEST

## **“A PRACTICAL COASTAL HOME WITH GENEROUS LIVING SPACE, A PRIVATE GARDEN AND GARAGE.”**

**12 Royal Thames Road**, Caister-on-Sea, NR30 5SD  
**Freehold | 878 sq ft / 81.6 sq m**

The Tour:

Set behind a broad driveway, 12 Royal Thames Road is a three-bedroom home whose straightforward plan, generous principal rooms and private garden make for an eminently practical proposition. Built in red brick beneath a tiled roof, the house is accompanied by a garage and offers scope for a new owner to make their own mark on the interiors over time.

The front door opens to a central hall, with the kitchen/diner arranged to one side and the living room to the other. This simple division gives each of the ground-floor rooms a good sense of proportion while retaining a natural connection between the principal living spaces.

At approximately 16'5" in length, the kitchen/diner has ample room for both cooking and dining. Fitted cabinetry runs around the perimeter, paired with dark worktops and tiled splashbacks, while a gas hob and integrated oven are set into the main run. Two windows bring plenty of natural light into the room, which is finished with a practical tiled floor.

Across the hall, the living room extends to approximately 16'5" x 10'10". Its proportions allow for several possible furniture arrangements, with a fireplace forming a focal point at one end. A window looks towards the rear garden and a glazed door opens directly onto the paved terrace, creating an easy relationship between the house and outside space during the warmer months.

The staircase rises centrally to the first-floor landing. The largest bedroom occupies one side of the house and extends to approximately 16'5" at its longest point. Two further bedrooms sit opposite, making the arrangement suitable for family life while also allowing one of the smaller rooms to be used as a study or dedicated workspace if preferred. Timber floorboards run through the bedrooms creating a pleasing warmth to otherwise simply decorated spaces.

The bathroom is also positioned on the first floor and has been finished in a restrained palette. A bath is set against a tiled surround, accompanied by a pedestal basin and WC, with an obscured window providing natural light and ventilation.

Outside, the rear garden is predominantly laid to lawn and enclosed by established planting and boundary treatments. A paved terrace immediately behind the house provides a useful place for outdoor furniture, while mature evergreen planting lends a sense of enclosure. The garden offers a relatively uncomplicated framework for further landscaping or planting according to taste.

To the front and side, a substantial area of hardstanding provides useful off-road parking and leads to the garage. The garage measures approximately 16'2" x 15'11" and, together with the garden and driveway, adds a particularly useful practical dimension to the house.

**WWW.LARKES.CO.UK**



FIND  
YOUR  
NEST

Kitchen



Entrance hall

Overall, this is a well-proportioned home with a clear and functional layout. Its existing finishes leave room for gradual updating and personalisation, while the combination of three bedrooms, garden, parking and garage provides a strong foundation for everyday life.

#### The Area

Royal Thames Road lies in Caister-on-Sea, a coastal village immediately north of Great Yarmouth. The setting combines the everyday conveniences of an established residential community with ready access to the Norfolk coast.

Caister has a range of local shops and day-to-day services, while the wider amenities of Great Yarmouth are within easy reach. The coastline and beach form an important part of life locally, with the surrounding stretch of east Norfolk also providing access to coastal walks and the wider landscape of the Norfolk Broads.

For families considering schooling, Norfolk County Council's 2025/26 information places the address within the traditional catchment areas for Caister Infant with Nursery School, Caister Junior School and Caister Academy. Living within a catchment does not in itself guarantee admission.

#### Points to Consider

Tenure: Freehold. HM Land Registry's property summary records restrictive covenants and easements affecting the title; purchasers should refer to the full title register and their legal adviser for details.

Construction: Modern cavity wall construction beneath a tiled pitched roof.

Fenestration: uPVC double glazing.

Heating: Gas heating by direct room heaters.

Energy Performance Rating: TBC.

Average Heating & Lighting Costs: TBC pending EPC.

Council Tax: Band B (£1,892.14 payable).

Broadband: Ofcom records standard, superfast and ultrafast broadband as available at the address, with predicted maximum download speeds of 14 Mbps, 80 Mbps and 1,800 Mbps respectively, and predicted maximum upload speeds of 1 Mbps, 20 Mbps and 220 Mbps. Openreach and Virgin Media are identified as networks in the area. †

School Catchment: Caister Infant with Nursery School; Caister Junior School; Caister Academy (Norfolk County Council traditional catchment areas, 2025/26). Catchment does not guarantee admission.

Flood Risk: The Environment Agency's supplied long-term flood-risk summary records low risk from surface water and very low risk from rivers and the sea. The location is outside a groundwater flood-alert area, while flooding from reservoirs is described as unlikely.

#### The Legal Bit

At Larkes, we strive to provide accurate and true-to-life photographs, floor plans, and descriptions. However, our marketing materials are intended as a general guide only. We strongly recommend that prospective buyers visit the property in person, ask relevant questions, and verify all details independently.

We take our duty of care seriously and make every reasonable effort to ensure the information we present is correct. However, some details are based on information provided by the seller or third parties. Additionally, please note that floor plan measurements may be rounded, and distances are approximate.

\* Figures taken from EPC estimate and may vary depending on usage and supplier rates

† Source: Ofcom broadband availability checker – subject to provider and package



Kitchen



Living room



Living room



Kitchen/diner



FIND  
YOUR  
NEST



Primary bedroom



Family bathroom



Home office/third bedroom



Second bedroom



**FIND  
YOUR  
NEST**

## Outbuilding

Approx. 12.1 sq. metres (129.9 sq. feet)



## Ground Floor

Approx. 34.8 sq. metres (374.1 sq. feet)

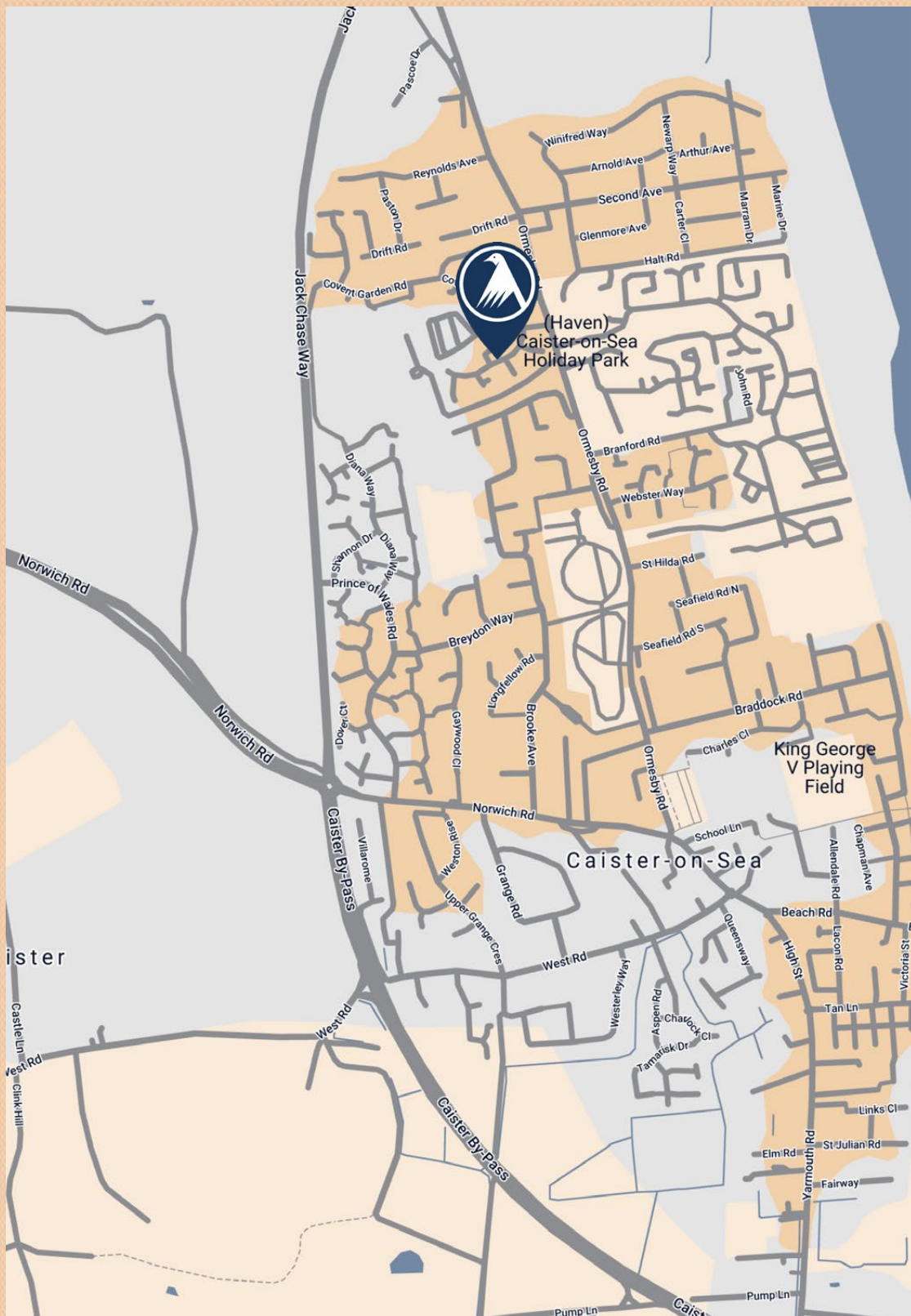


## First Floor

Approx. 34.8 sq. metres (374.1 sq. feet)



Ref: 7415



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