

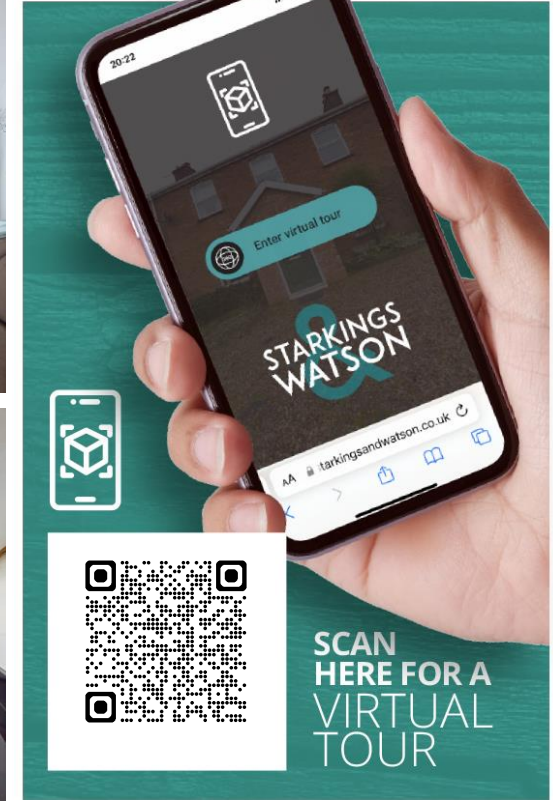
THE ESPLANADE

# Scratby, Great Yarmouth NR29 3NZ

Freehold | Energy Efficiency Rating : TBC

To arrange an accompanied viewing please pop in or call us on 01603 336116

# FOR SALE PROPERTY



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# STARKINGS & WATSON



- Detached Chalet Home
- Immaculate Presentation Throughout
- Uninterrupted Sea Views
- Sitting Room with Multi-Fuel Burner
- 26' Open Plan Kitchen & Dining Room
- Four Double Bedrooms
- Family Bathroom & Shower Room
- Pristine Rear Garden & Two Garages

#### IN SUMMARY

With uninterrupted SEA VIEWS this stunning DETACHED FAMILY HOME is pleasantly situated within the coastal village of Scratby - with all local amenities and public transport links within walking distance. Reaching some 1727 SQ. FT (stms) in total, this flawless chalet style home offers a sizeable sitting room with MULTI-FUEL BURNER overlooking the sea, high quality kitchen with INTEGRATED APPLIANCES, GRANITE WORK SURFACES extending to create a BREAKFAST BAR leading into the CONSERVATORY/dining room space. Split across two floors are FOUR DOUBLE BEDROOMS with a ground floor SHOWER ROOM and first floor bathroom also. The theme of space continues into the PRIVATE REAR GARDEN with the plot measuring approx. 0.18 ACRES (stms) offering OFF ROAD PARKING and TWO brick garages set within a well-manicured garden.

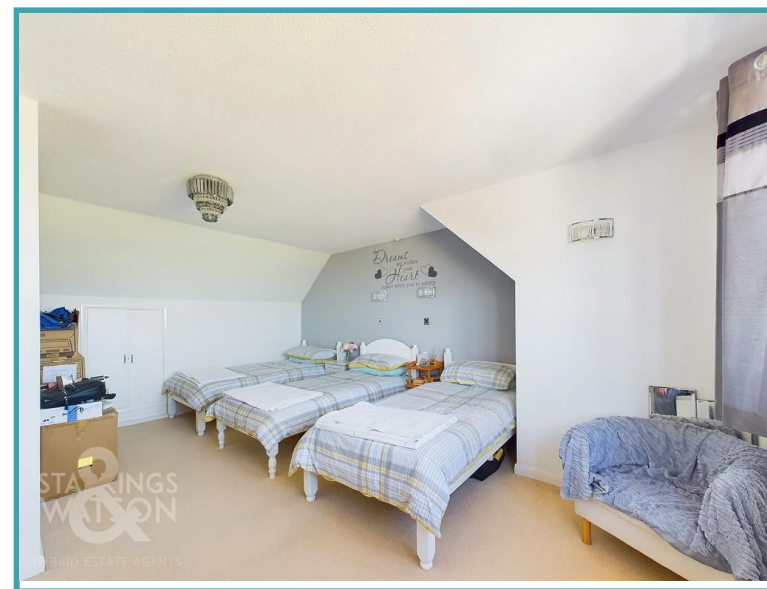
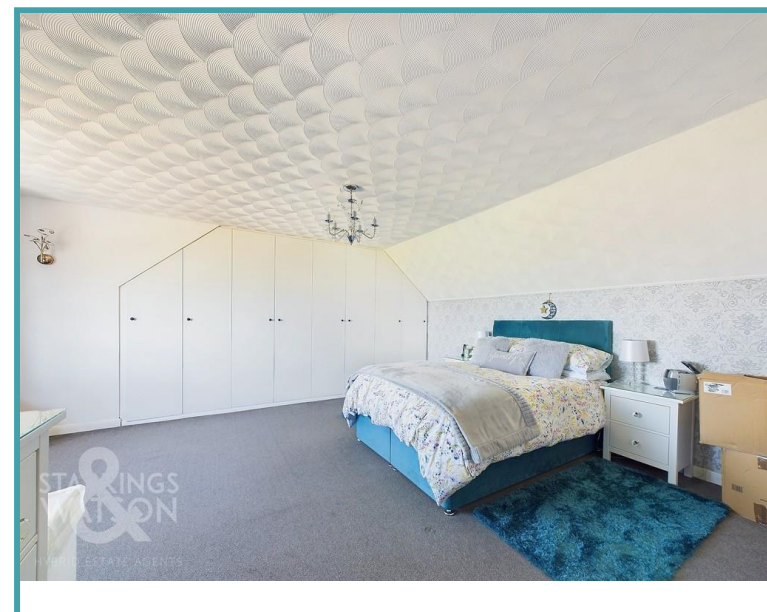
#### SETTING THE SCENE

Heading down to the very bottom of Beach Drive you are met with an unadopted road which is The Esplanade. Once here, turn left and the property will emerge to your left with the parking accessed via a swinging timber gate onto a brick weave drive. A small lawn frontage is situated in front of a low level brick wall with additional swinging timber gate access. The land/green in front of the property is not owned by the occupants of this property however, they do maintain it in order to maximise the stunning outlook from inside

their home. There is access to the beach at the end of the green via a pathway to your left which leads directly on to the beach, popular with local dog walkers.

#### THE GRAND TOUR

As you step inside you are first met with a porch entrance, ideal for taking off coats and shoes after a walk on the beach before entering the wider than average hallway, ideal for those with mobility issues with all wooden flooring underfoot, built in storage cupboards and stairs to the first floor. To your left initially is the first double bedroom with sea views, carpeted flooring and inset space for a large wardrobe/built in wardrobes. The smaller of the bedrooms sits just behind this with views into the rear garden, also with uPVC double glazed windows, oil radiators and carpeted flooring, this room would still make an ideal double room. Turning right at the front door will lead you into the sitting room, with beautiful views to the front, wooden effect flooring and multi-fuel burner to enjoy those cosier winter nights. From the hallway there is also access on to the rear patio in the garden as well as the three piece shower room with tiled surround, walk-in shower, vanity storage and heated towel rail. The kitchen has been updated to offer a wide range of wall and base mounted storage with all soft close doors and drawers set around granite work tops reaching back to the breakfast bar area in the conservatory. The kitchen also benefits from a range of integrated appliances including a five ring Calor gas hob with extraction above, NEFF slide and hide oven, dishwasher and larder fridge. Through from the kitchen the space opens into the uPVC double glazed conservatory currently forming the ideal dining room with views into rear garden. The first floor landing splits into two very generous double bedrooms either side plus additional eaves storage and the three piece family bathroom with pitched ceilings and Velux window, shower over the bath and a wall mounted heated towel rail. The second bedroom, some 17 foot in length, has a box fronted window with sea views, this space has vaulted



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**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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ceilings and access into a 'secret' walk-in wardrobe, which could serve many purposes if needed. Finally, the main bedroom measuring a generous 257 Sq. Ft in total (stms) and offers sea views to the front and wall to wall built in wardrobes while leaving a generous amount of floor space for additional soft furnishings.

#### THE GREAT OUTDOORS

Immediately as you exit via the hallway or conservatory exits, you are met with a flagstone patio areas perfectly positioned to make the most of the setting summer sun with an external timber bar/entertainment area. Beyond this is a predominantly laid to lawn garden with hedged and planting borders giving colour to the garden with mature trees. The side of the property has a tandem garage leading from the front garden to the rear with an additional brick garage in the rear garden too, making the ideal workshop or additional storage area.

#### OUT & ABOUT

Scratby is a seaside village on the East Coast of Norfolk. The village benefits from easy access to both Great Yarmouth and Hemsby where a larger range of amenities are on offer. Local transport links are excellent including a regular bus service to both towns. Scratby beach is also an ideal place for walkers as it stretches along the coast for many miles in either direction. In addition, dogs are allowed all year round. To the south, visitors can walk to the town of Caister-on-Sea, or even to Great Yarmouth, whilst to the north they can walk to Hemsby Beach, and on to Winterton Dunes National Nature Reserve.

#### FIND US

Postcode : NR29 3NZ

What3Words : ///snooping.sporting.images

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

**GIRAFFE 360**

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Reduced headroom  
 32.18 ft<sup>2</sup>  
 2.99 m<sup>2</sup>

Approximate total area<sup>m</sup>  
 1727.07 ft<sup>2</sup>  
 160.45 m<sup>2</sup>

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