

**Aldreds**  
Estate Agents



40a Nightingale Close

Scratby, Great Yarmouth, NR29 3NR

£375,000



## 40a Nightingale Close

Aldreds are pleased to offer this immaculately presented individually designed, 2019 built detached bungalow which is situated in a quiet cul de sac within this popular coastal village. The property would make an ideal holiday home or retirement home with well equipped accommodation comprising of an entrance hall, lounge with patio doors on to the garden, kitchen/dining room with built in appliances, master bedroom with en-suite shower room, two further good sized bedrooms, family bathroom. Outside there is forecourt parking and a private low maintenance rear garden laid with artificial grass. The property has been designed for ease of maintenance and energy efficiency with air source underfloor heating, quality double glazed windows and is offered chain free. An early viewing is recommended.

### Entrance Hall

Part double glazed pvc entrance door, access to the loft space, built in airing cupboard housing the pressurised hot water cylinder, doors leading off to:

### Lounge

14'6" x 10'10" (4.42 x 3.32)

Double glazed French doors with fitted blinds on to the rear garden, tv point, underfloor heating, fitted carpet,

### Kitchen/Dining Room

15'4" x 11'2" (4.69 x 3.41)

Extensively fitted with a range of grey wood effect shaker style wall and matching base units with wood effect work surfaces over and matching upstand splashbacks, built in electric oven, four ring ceramic hob, glass splashback panel and extractor hood over, single drainer one and a half bowl stainless steel sink unit, integrated fridge/freezer, washing machine and dishwasher, wall mounted tv point, grey wood effect vinyl flooring, double glazed window to side aspect and double glazed French doors to rear both with fitted blinds.

### Bedroom 1

13'1" x 9'8" (4.00 x 2.96)

Double glazed window to front aspect, tv point, fitted vanity shelf, fitted carpet with underfloor heating, door to:

### En-Suite Shower Room

6'0" x 3'10" (1.85 x 1.17)

Tiled shower cubicle with mains fed shower fitting, low level wc, vanity unit with inset wash basin, vinyl flooring, chrome towel rail/radiator, extractor fan, frosted double glazed window to side aspect.

### Bedroom 2

10'10" x 10'1" (3.32 x 3.08)

Double glazed window to front aspect, fitted carpet with underfloor heating.





### Bedroom 3

8'8" x 7'3" (2.66 x 2.22)

Double glazed window to side aspect, fitted carpet with underfloor heating.

### Family Bathroom

6'11" x 6'0" (2.13 x 1.85)

White suite comprising P shaped bath with mains fed shower fitting over, low level wc, vanity unit with inset wash basin, vinyl flooring, extractor fan, part tiled walls, frosted double glazed window to side aspect.

### Outside

To the front of the property there is a block pavior driveway providing car parking with sleeping policeman security posts. To either side of the property there are gated accesses and paved pathways leading to the rear garden. The rear garden has been designed for ease of maintenance laid mainly with artificial grass and flanked by suntrap patio. The garden is fully enclosed and private. On the eastern side of the property is the air source heat pump and external power point.

### Tenure

Freehold

### Services

Mains water, electric and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'C'

### Location

California and Scratby is a coastal village approximately 5 miles north of Great Yarmouth. It has a Sandy beach backed by cliffs \* Garden centre with general provisions store \* First, Middle and High Schools are available in neighbouring village of Caister on Sea. Local bus services operate between the coastal villages and Great Yarmouth.

### Directions

From Haven Bridge proceed north along the A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout take the left hand exit onto the Caister Bypass, continue over the next roundabout onto the single carriageway of the Caister Bypass, at the Grange Hotel roundabout take the second exit onto the Coast Road, turn right into Beach Road, turn left into Beach Drive, turn right into Nightingale Close and after a short distance bear left and follow the road down and around the corner where the property can be found on the left hand side.

Ref: Y12039/04/24/CF



## Floor Plan



## Viewing

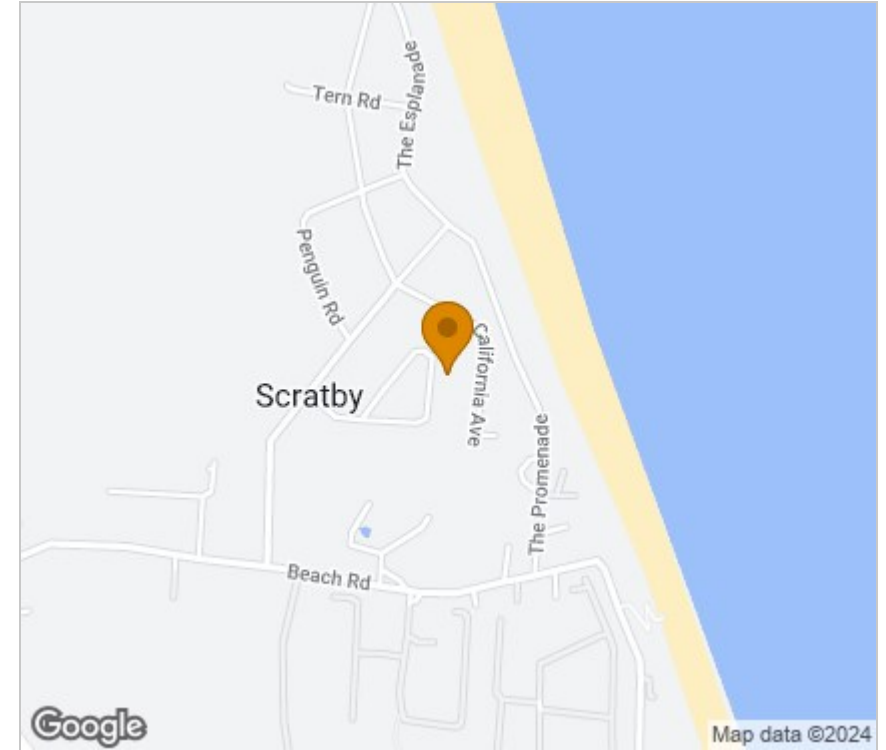
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

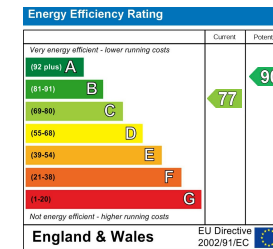
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## Area Map



## Energy Efficiency Graph



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