

**Aldreds**  
Estate Agents



30 Beach Road

Scratby, Great Yarmouth, NR29 3AJ

£240,000



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## 30 Beach Road

Aldreds are pleased to offer this individually built detached bungalow on a generous plot with a southerly facing aspect to the rear. The property is located in a popular coastal village close to local amenities and offers accommodation comprising of an entrance porch, entrance hall, lounge/dining room, kitchen, two bedrooms and bathroom. Outside the property has a driveway leading to the attached garage and established front and rear gardens. The property also benefits from double glazed windows and is offered chain free.

### Entrance Porch

Part double glazed pvc entrance doors to front and rear, personal door in to the garage and part double glazed pvc door to:

### Entrance Hall

Access to the loft space, doors leading off to:

### Lounge/Dining Room

20'4" x 12'8" (6.22 x 3.88 )

Plus built in airing cupboard housing the hot water cylinder, brick faced fireplace, double glazed windows to side and rear aspects, tv point, door to:

### Kitchen

12'2" x 8'11" (3.72 x 2.72)

Including a double width pantry cupboard, high level storage shelf, base units with work surface over and inset single drainer stainless steel sink unit, part tiled walls, double glazed door to side aspect, electric cooker point.

### Bedroom 1

12'2" x 10'4" (3.73 x 3.15)

Double glazed window to front aspect.

### Bedroom 2

10'4" x 7'8" (3.17 x 2.35)

Double glazed window to side aspect.

### Bathroom

6'0" x 5'6" (1.85 x 1.70)

White suite comprising panelled bath with shower mixer tap, low level wc, pedestal wash basin, part tiled walls, skylight window.





### Outside

To the front of the property there is a shingled driveway leading to the attached single garage with roller blind door, power and lighting. The remainder of the garden to the front is planted with borders and hedging. To the rear of the property is a generous southerly facing garden which has a mixture of lawn, paved patio, established planting and ornamental pond.

### Tenure

Freehold

### Services

Mains water, electric and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'C'

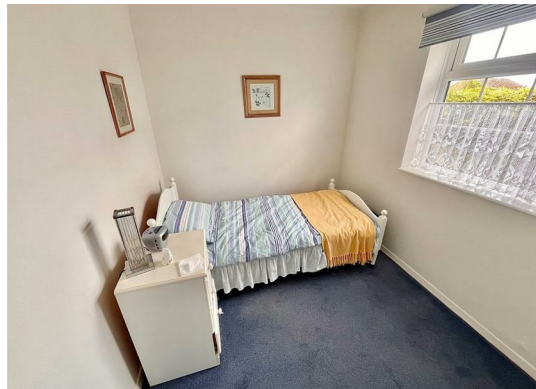
### Location

California and Scratby are coastal villages approximately 5 miles north of Great Yarmouth. With sandy beaches 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. California owes its name to the discovery of 16th century gold coins on the beach in 1848 at the same time as the Californian 'gold rush' was taking place in America. These lovely, quieter villages are great holiday spots bordering the sea, and ideal touring bases for Great Yarmouth, the Norfolk Broads and surrounding countryside.

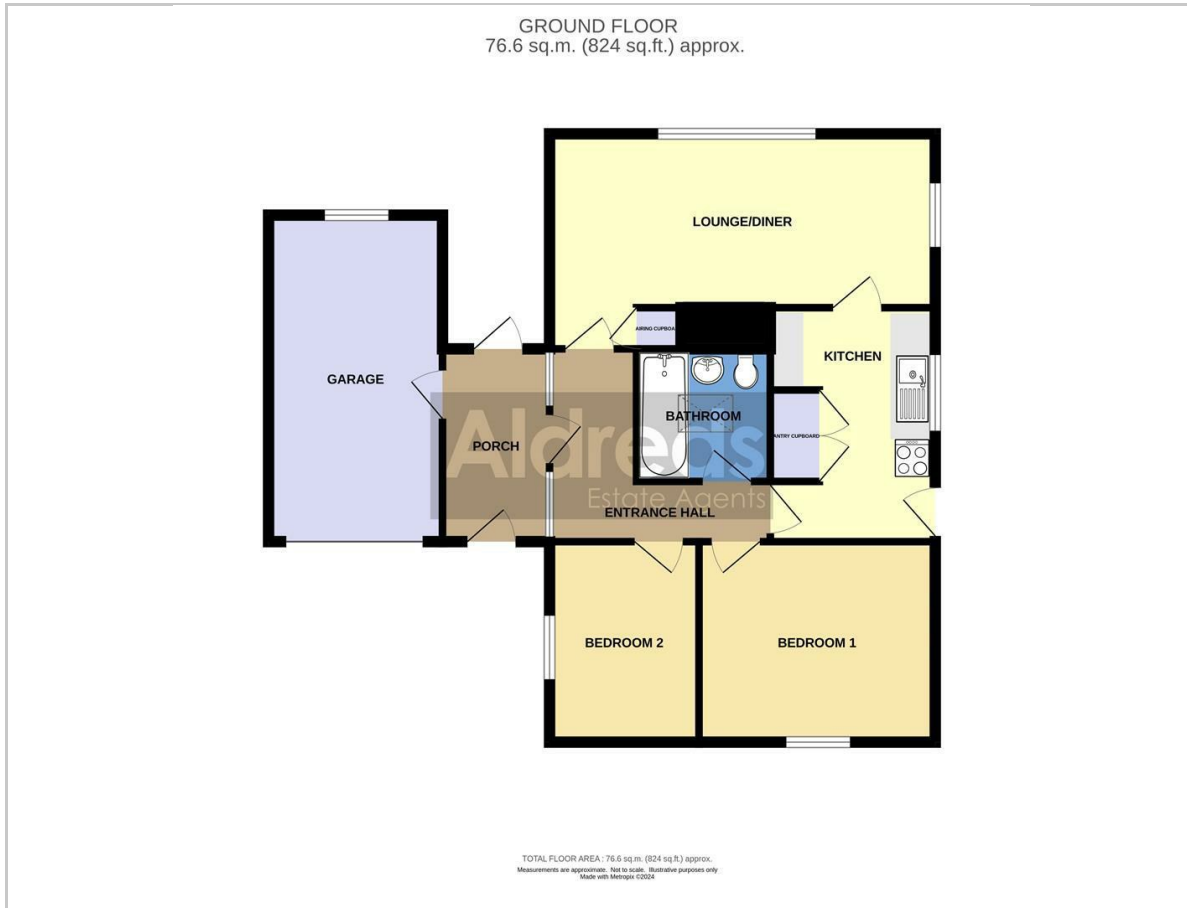
### Directions

From the Yarmouth office head north on 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 into Jack Chase Way, at the Grange Hotel roundabout take the second exit into Scratby Road, turn right at the Scratby Garden Centre into Beach Road, the property can be found part way along on the right hand side marked by our 'For Sale' board.

Ref: Y12066/05/24/CF



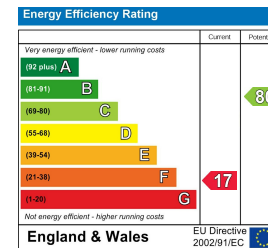
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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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