

**Aldreds**  
Estate Agents



30 Beach Road

Scratby, Great Yarmouth, NR29 3AJ

£220,000





## 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'

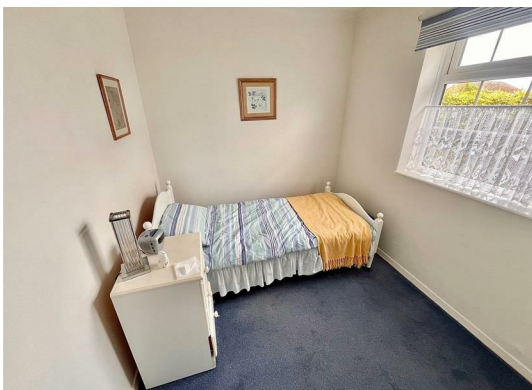
### Location

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.

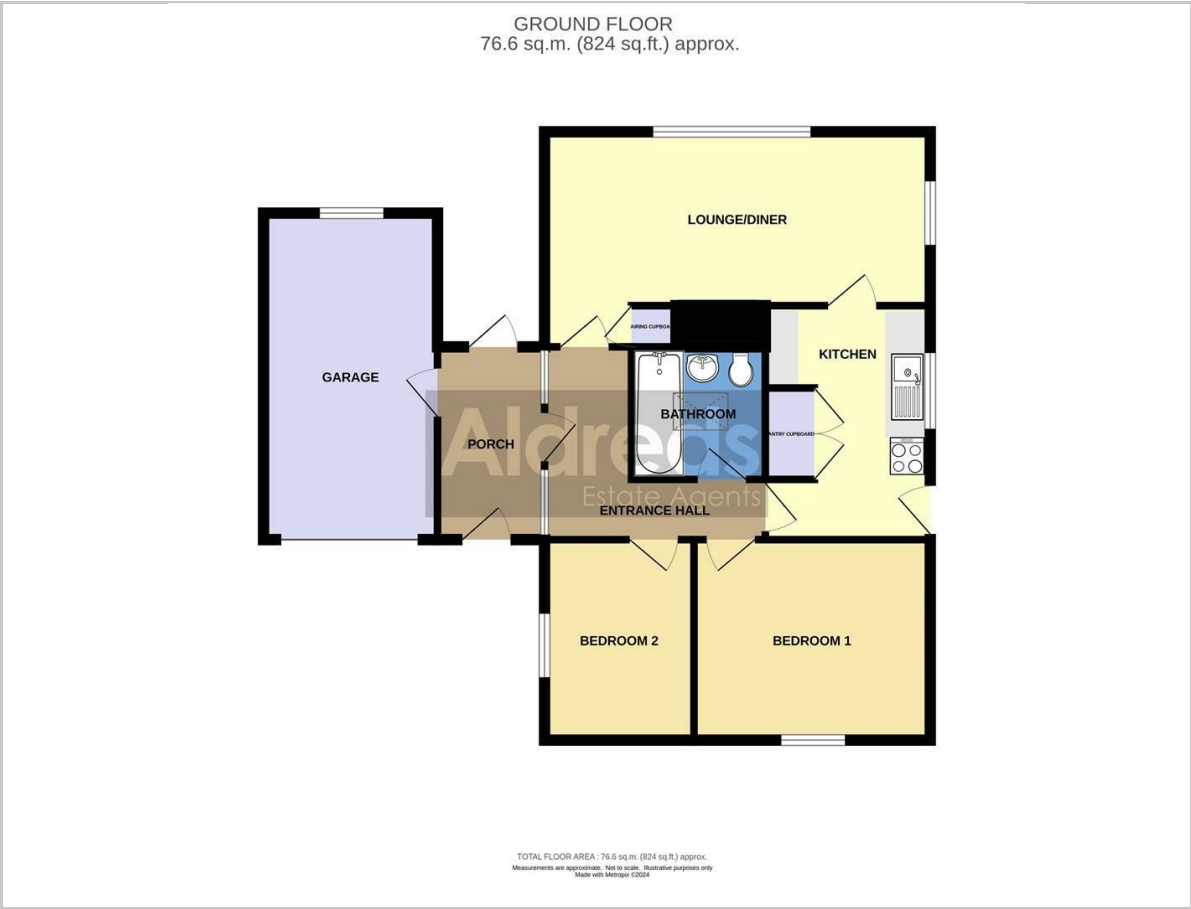
### Directions

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



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  
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants 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 of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

Area Map



Energy Efficiency Graph

