



14a Beach Road

Scratby, Great Yarmouth, NR29 3AJ

Guide Price £415,000



14a Beach Road

Aldreds are delighted to offer this immaculately presented detached chalet bungalow located in the popular coastal village of Scrabby. This beautifully finished home offers flexible accommodation comprising of a reception hall serving the lounge, superb open plan kitchen/dining room, utility room, side porch, ground floor shower room and study/bedroom 4. On the first floor there are three bedrooms and an en-suite bathroom to the main bedroom. The property is finished to a high level of specification with a fully fitted kitchen with appliances, underfloor heating via air source heat pump, uPVC sealed unit double glazed windows and quality fittings throughout. The property benefits from an enclosed landscaped private rear garden with rear covered entertaining space, a spacious brick weave driveway and garage. An early internal viewing is highly recommended.

Entrance Hall

Part double glazed composite entrance door with part glazed side panel, stairs rising to landing with feature glass side panels, inset LED lighting, mains smoke detector, power points, thermostat for underfloor heating, attractive wooden doors leading off to:

Lounge

15'10" x 11'7" (4.83 x 3.53 (4.82 x 3.54))

Double glazed window to front aspect, inset LED ceiling lights, power points, tv point, telephone point, thermostat for underfloor heating, open access in to:

Open Plan Kitchen/Dining Room

23'2" x 10'3" (7.06 x 3.12)

Extensively fitted with a range of matt grey finish kitchen units with wall and matching base units with roll top work surface and upstand over, integrated NEFF electric oven, ceramic induction hob, chimney style extractor, white ceramic sink and drainer with mixer tap over, integrated dishwasher and fridge/freezer, under stairs cupboard, thermostat for underfloor heating, attractive wood effect vinyl plank flooring, inset LED ceiling lights, power points, telephone point, tv point, double glazed window to rear aspect, double glazed French doors with glazed side panel to rear patio, door to:

Utility Room

12'3" x 4'9" (3.73 x 1.45)

Double glazed window to rear aspect, range of matching fitted wall and base units with roll top work surface and upstand, power points, space and plumbing for washing machine and recess for tumble drier, part double glazed door to:

Side Entrance Porch

9'7" x 6'10" (2.92 x 2.08)

With part double glazed pvc doors to front and rear, poly carbonate roof over, outside tap, power points and lighting.

Shower Room

9'1" x 6'3" (2.77 x 1.91)

Frosted double glazed window to side aspect, extractor fan, inset LED ceiling lights, tiled flooring, part tiled walls, tiled shower cubicle with mains fed shower fitting, vanity unit with hand wash basin, low level WC, heated towel rail.

Bedroom 4/Study

9'2" x 6'11" (2.79 x 2.11)

Double glazed window to front aspect, power points, thermostat for underfloor heating.

First Floor Landing

Mains smoke detector, inset LED ceiling lights, power points, airing cupboard housing pressurised hot water cylinder, doors leading off to:





Bedroom 1

Double glazed dormer window to front aspect, inset LED ceiling lights, power points, tv point, thermostat for underfloor heating, door to:

En-Suite Bathroom

Velux double glazed window to rear aspect, tiled floor, part tiled walls, hand wash basin in fitted storage unit, low level WC, panelled bath with shower mixer attachment and mains fed shower fitting over, heated towel rail, extractor fan, inset LED lights.

Bedroom 2

12'11" x 8'8" (3.94 x 2.64)

Double glazed window to front aspect, power points, thermostat for underfloor heating.

Bedroom 3

9'3" x 8'9" (2.82 x 2.67)

Double glazed window to side aspect, power points, thermostat for underfloor heating.

Outside

The property is approached with a spacious brick weave driveway extending across the front of the property to a parking and turning area and a brick built single garage with front facing up and over door. The remainder of the front garden has been landscaped and enclosed by wrought iron railings. The property offers a nicely enclosed rear garden with close board panel fencing to boundaries. There are extensive suntrap patio areas with a covered rear terrace with enclosed side panels providing an ideal all year round entertaining space with barbecue area, external air source heat pump for central heating.

Tenure

Freehold

Services

Mains water, electric, drainage.

Council Tax

Great Yarmouth Borough Council - Band 'D'

Location

California, 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 the Yarmouth office head north along the A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout turn left onto the Caister Bypass, continue over the next roundabout into Jack Chase Way, continue over the next roundabout into Scratby Road, turn right at Scratby Garden Centre into Beach Road, where the property can be found a short way along on the right hand side marked by our 'For Sale' board.

Ref: Y12176/07/24



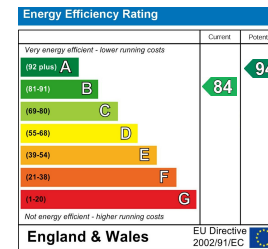
Floor Plan



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.

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