



65 California Avenue

Scratby, Great Yarmouth, NR29 3NS

Price Guide £210,000-£220,000



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Guide Price £210,000-£220,000 Aldreds are pleased to offer this deceptively spacious, semi detached chalet bungalow in a popular location close to the sea front. The property would ideally benefit from some further cosmetic refurbishment and offers flexible accommodation comprising of an entrance porch, lounge/dining room, ground floor bedroom/sitting room, kitchen, conservatory and bathroom. On the first floor a landing serves three bedrooms and a cloakroom. Outside there are established gardens, driveway parking and a garage. The property also benefits from double glazed windows, oil central heating and is offered chain free.

Entrance Porch

Part double glazed pvc entrance door, double glazed window to front aspect, poly carbonate roof over, internal door to:

L-Shaped Lounge/Dining Room

Lounge Area

19'3" x 8'11" (5.89 x 2.73)

Radiator, tv aerial lead, fitted carpet, doors leading off and open access to:

Dining Area

9'11" x 9'7" (3.04 x 2.94)

Including the staircase to first floor, radiator, double glazed window to front aspect

Bedroom 4/Sitting Room

10'5" x 9'7" (3.20 x 2.94)

Double glazed window to side aspect, radiator, tv aerial lead.

Kitchen

12'3" maximum x 6'11" (3.74 maximum x 2.11)

Wood fronted wall and matching base units with work surfaces over, single drainer stainless steel sink unit, recess with electric cooker point, space and plumbing for a washing machine, tiled flooring, part tiled walls, double glazed window and door to:

Conservatory

11'0" x 8'1" (3.36 x 2.48)

Brick and pvc double glazed construction with tinted polycarbonate roof over, wood effect vinyl flooring, power and lighting, tv point, double glazed French doors to rear.

Bathroom

6'11" maximum x 6'5" (2.11 maximum x 1.97)

White suite comprising tub bath with shower fitting over, low level wc, pedestal wash basin, tiled walls, towel rail/radiator.

First Floor Landing

Double glazed window to side aspect, doors leading off to:

Bedroom 1

11'6" x 9'0" (3.53 x 2.75)

Double glazed window to rear aspect providing distant views over farmland, radiator.





Bedroom 2

11'6" x 9'0" (3.53 x 2.76)

Double glazed window to front aspect providing distant sea glimpses. radiator.

Bedroom 3

9'9" x 5'6" (2.98 x 1.68)

Double glazed window to side aspect, radiator, eaves storage cupboard.

Cloakroom

Low level wc, vanity unit with wash basin, radiator, extractor fan.

Outside

To the front of the property a gated access leads to the driveway for car parking and access beyond to the attached single garage with up and over door, power and lighting, personal door to the rear and also housing the oil boiler. The remainder of the garden to the front is paved and flanked by lawn. To the rear is a split garden with concrete patio and artificial grass with access beyond to the remainder which is lawned with established borders.

Tenure

Freehold

Services

Mains water, electric and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'B'

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, turn left into Beach Drive and continue towards the far end, taking the second turn on the left in to California Avenue.

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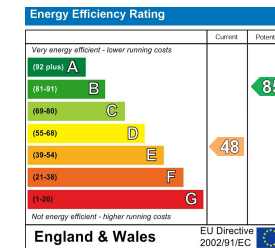
Floor Plan



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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