



64 Nightingale Close

Scratby, Great Yarmouth, NR29 3NR

Offers In Excess Of £275,000



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Aldreds are pleased to offer this very well presented detached bungalow on a generous plot in this quiet cul de sac location. The property has been well maintained and offers a good blend of accommodation that would make an ideal retirement property comprising of an entrance hall, living room, kitchen/dining room, side porch/utility, large conservatory, two double bedrooms and a wet room. Outside there are private established gardens, driveway parking and an attached single garage. The property also benefits from double glazed windows and oil central heating. An early viewing is recommended.

Entrance Hall

Part double glazed pvc entrance door, wood effect laminate flooring, built in storage cupboard, radiator, telephone point, doors leading off to:

Kitchen/Dining Room

15'10" x 9'4" (4.84 x 2.86)

Extensively fitted with a white gloss fitted kitchen with wall and matching base units with polished finish roll top work surfaces over, part tiled walls, tiled flooring, recess with space for an electric range cooker, double aspect double glazed windows, single drainer one and a half bowl stainless steel sink unit, radiator, space for a table, built in airing cupboard, open access in to:

Living Room

15'10" x 12'2" (4.85 x 3.72)

Wood effect laminate flooring, double glazed window to front aspect, radiator, tv point.

Side Entrance Porch/Utility

12'6" x 5'7" (3.83 x 1.72)

Part glazed wood panelled door to rear, pvc part double glazed door to front, space and plumbing for a washing machine and tumble dryer, vinyl flooring.

Bedroom 1

12'3" x 10'9" (3.75 x 3.28)

Wood effect laminate flooring, radiator, wall mount tv point, double glazed French doors to:

Conservatory

22'5" x 8'10" (6.85 x 2.70)

Brick and pvc double glazed construction with polycarbonate roof over, electric radiator, power and lighting, French doors to rear, personal door in to the garage.

Bedroom 2

10'9" x 9'4" (3.29 x 2.87)

Wood effect laminate flooring, wall mount tv point, double glazed window to rear, radiator.





Wet Room

Waterproof floor membrane with floor drain and electric shower fitting over, fully tiled walls, extractor fan, radiator, frosted double glazed window to side aspect, pedestal wash basin, low level wc.

Outside

To the front of the property a concrete driveway leads in to the property with ample parking and access beyond to the attached single garage with up and over door, power and lighting, personal door in to the conservatory. The remainder of the front garden is low maintenance and mainly laid with shingle with flowers bordering. At the rear of the property is a paved suntrap patio flanked by a lawned area and planted borders. The rear garden offers private aspects and is enclosed by fenced boundaries.

Tenure

Freehold

Services

Mains water, electric and drainage

Council Tax

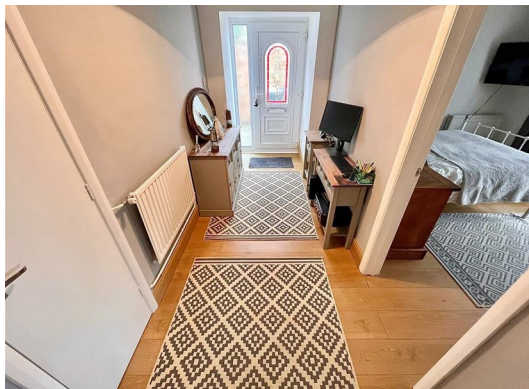
Great Yarmouth Borough Council - Band 'C'

Location

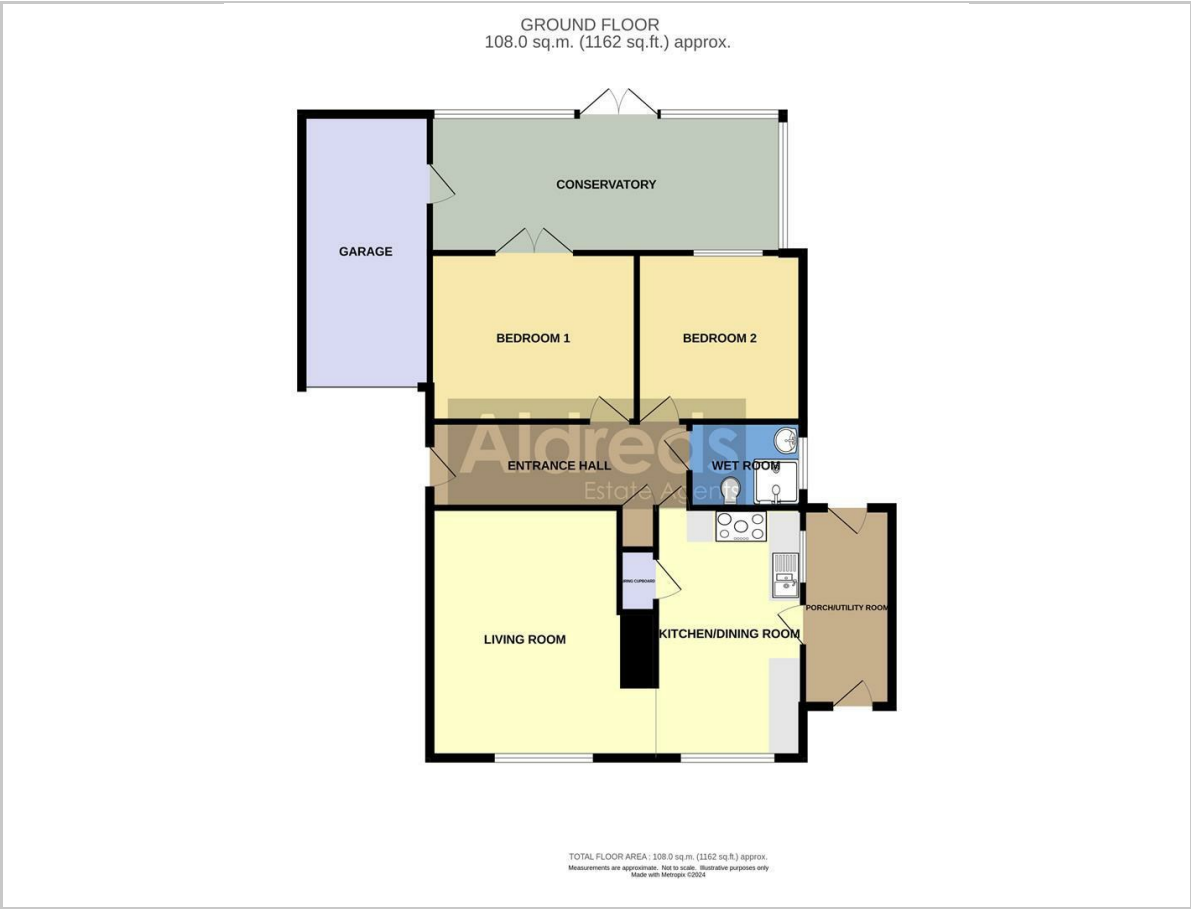
California and Scratby is a coastal village approximately 5 miles north of Great Yarmouth. It has a Sandy beach backed by cliffs * Garden centre with general provisions store * First, Middle and High Schools are available in neighbouring village of Caister on Sea. Local bus services operate between the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



Floor Plan

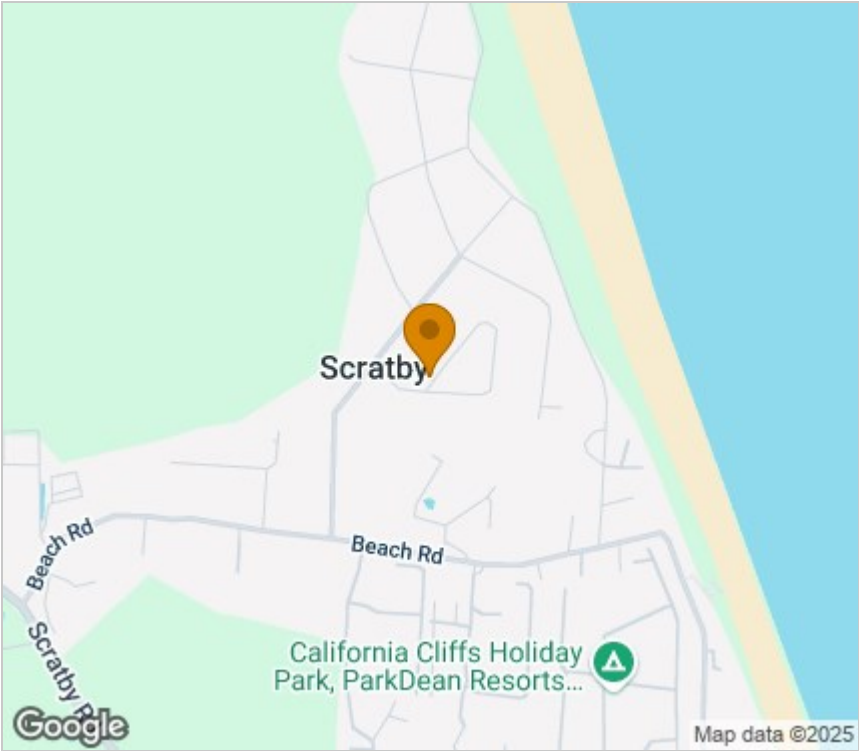


Viewing

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.

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Area Map



Energy Efficiency Graph

