



Astra Mare 5 The Esplanade

Scratby, Great Yarmouth, NR29 3NZ

£390,000





## Astra Mare 5 The Esplanade

Aldreds are pleased to offer this deceptively spacious chalet style residence in a prime sea front location providing panoramic views across The Esplanade and sea beyond. The property would make an ideal family home with great potential and a flexible living space comprising of an entrance hall, two spacious reception rooms, kitchen, utility room, conservatory, two ground floor bedrooms, one with en-suite shower room, first floor landing serving three further rooms one of which would make an ideal study with balcony out to sea and a family bathroom. Outside are generous low maintenance gardens, off street parking and a detached double garage with large workshop and two extra wide up and over electric doors. The property also benefits from double glazed windows and electric heating. Offered chain free.

### Entrance Hall

With part glazed pvc front door and including the staircase to first floor with under stairs storage, separate airing cupboard housing an extra large hot water cylinder and shower pump. Italian porcelain floor tiles, that lead into the kitchen.

### Kitchen

25'1" x 8'11" (7.67 x 2.72)

Extensively fitted medium oak fronted kitchen with wall and matching base units with polished finish work surfaces over, fully tiled walls, integrated fridge, freezer and dishwasher, single drainer stainless steel sink unit with mixer taps, built in electric double oven, four ring ceramic hob and extractor hood over, double aspect double glazed windows.

### Utility Room

8'11" x 7'6" (2.73 x 2.29)

With part glazed door leading from the entrance hall, fitted medium oak fronted wall and matching base units with work surface over and inset circular bowl sink with mixer taps, space and plumbing for a washing machine, tiled flooring, night storage heater, double glazed window to rear, pvc double glazed door leads to the back garden.

### Reception Room 1

20'4" x 14'0" (6.20 x 4.27)

Including the chimney breast with a cast iron multi fuel stove on a raised hearth, three night storage heaters, wall light points, mock beams to ceiling. Glazed door to:-

### Reception Room 2

13'11" x 17'7" (4.25 x 5.36)

In to the semi circular double glazed bay window to front aspect providing views over The Esplanade and sea beyond, two night storage heaters, wall light points, attractive solid beech, 3cm thick flooring.

### Conservatory

13'2" x 12'2" (4.02 x 3.71)

Brick and pvc double glazed construction with pitched poly carbonate roof over, tiled flooring, built in planter, night storage heater, fully glazed doors to rear garden.

### Bedroom 2

12'6" x 8'11" (3.82 x 2.74)

Including fitted wardrobes, electric panel heater, double glazed window to side, part glazed door to:-

### En-Suite Shower Room

Tiled shower cubicle with electric shower fitting, vanity unit with inset wash basin, low level wc with concealed cistern, fully tiled walls, extractor fan, frosted double glazed window to rear.

### Bedroom 3

11'11" x 8'11" (3.65 x 2.73)

Double aspect double glazed windows to the front aspect providing views across The Esplanade and sea beyond, night storage heater.

### Landing

With storage cupboard and access to eaves storage, double glazed window to side and feature stained glass port hole window, doors leading off to:







#### Bedroom 1

13'6" x 12'11" (4.14 x 3.95 )

Including fitted wardrobes containing access to large eaves storage to one wall, double glazed window to side aspect, wall light points.

#### Bedroom 4

12'10" maximum x 8'9" (3.93 maximum x 2.69 )

Plus shallow built in storage cupboard, eaves storage cupboard, double glazed window to rear.

#### Lookout

12'11" x 6'1" (3.95 x 1.87)

Would make an ideal study, with double glazed French doors leading on to a balcony providing panoramic views, night storage heater.

#### Family Bathroom

12'5" x 5'9" maximum (3.80 x 1.77 maximum)

Four piece suite comprising corner bath with antique style mixer tap, tiled shower cubicle with mains fed shower fitting, low level wc, vanity unit with inset wash basin, fully tiled walls and flooring, towel rail/radiator, frosted double glazed window to rear.

#### Outside

The property sits on a generous plot with a gravelled driveway to the front providing car parking which extends down the side of the property beyond wrought iron gates in to the rear where further parking is available and access to the detached garage/workshop. The remainder of the rear garden is also low maintenance with gravel and paved patio, ornamental sunken pond. The property is enclosed on all boundaries and faces a westerly aspect.

#### Tenure

Freehold

#### Services

Mains water, electric and drainage

#### Council Tax

Great Yarmouth Borough Council - Band 'D'

#### Location

Scratby is coastal village approximately 7 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.

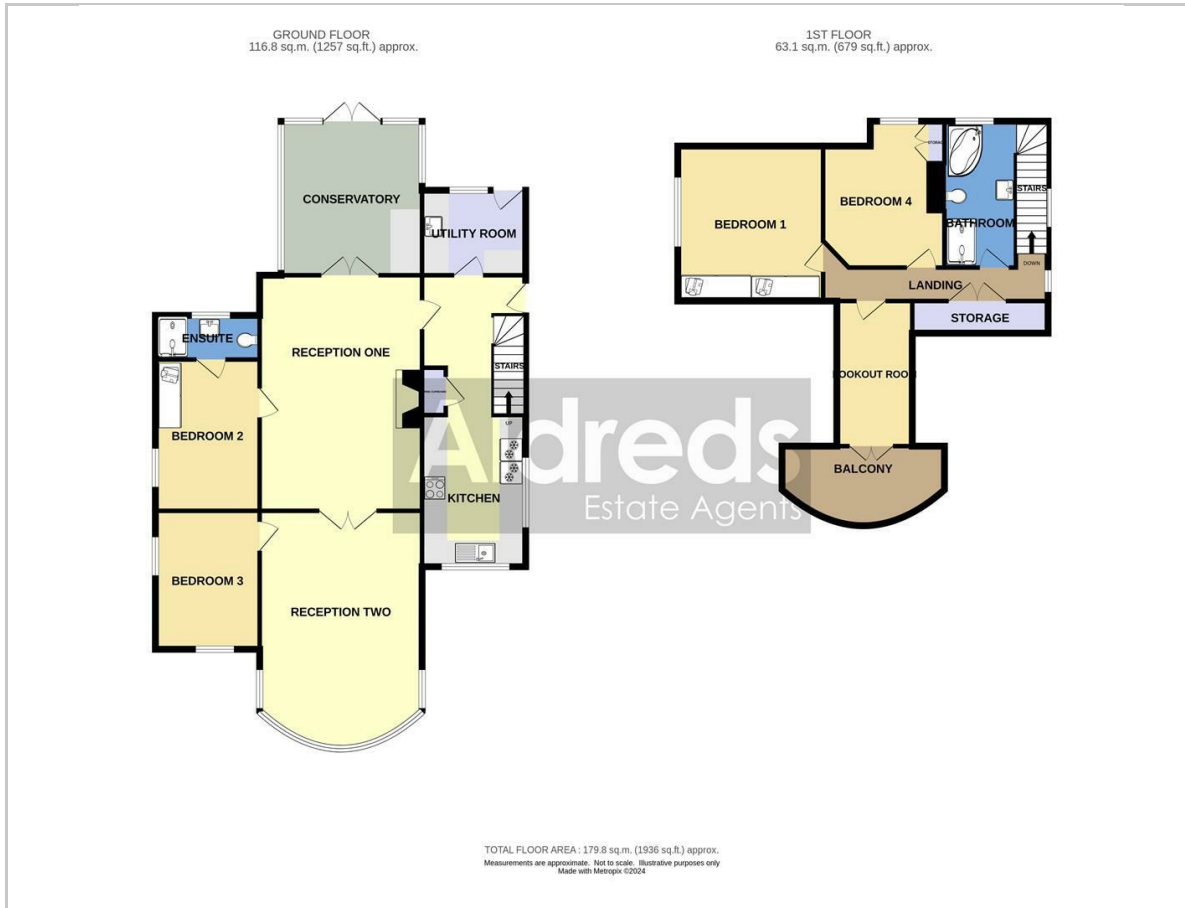
#### Directions

From the Yarmouth office head north 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, at the next roundabout take the second exit into Scratby Road, turn right into Beach Road and take the third turning on the left in to Beach Drive. Continue to the bottom of Beach Drive on to the unmade road and turn left on to The Esplanade where the property can be found after a short distance.

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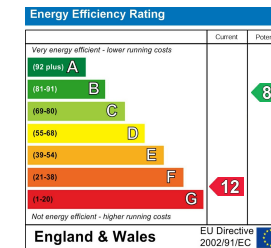
## Floor Plan



## 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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