



33 The Promenade

Scratby, Great Yarmouth, NR29 3PA

£275,000



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Situated in a prime sea front location, Aldreds are pleased to offer this immaculately presented, extended detached bungalow of non standard construction on a generous plot providing magnificent sea views. The property has been finished to a very high standard and offers a combination of an established property with a modern interior with accommodation comprising of an entrance hall, superb open plan kitchen/living room with a double aspect, inner hallway serving two double bedrooms and a modernised shower room with a recently installed walk in shower. Outside the property has an established plot with two vehicular accesses providing ample parking and access to the garage with attached utility. The rear garden faces a westerly direction and is very private. The property also benefits from double glazed windows, oil central heating and would make an ideal holiday let or retirement home being yards from the sea front.

Entrance Porch

Part double glazed composite entrance door, radiator, wood effect laminate flooring, internal door to:

Entrance Hall

Access to the part boarded and insulated loft space with lighting, radiator, wood effect laminate flooring, doors leading off to:

Open Plan Kitchen/Living Room

28'11" x 15'1" (8.82 x 4.61)

A superb room with a double aspect via a double glazed bay window overlooking the front garden providing sea views and patio doors on to the rear west facing garden. Modern matt finished kitchen with coloured wall and matching base units with granite work surfaces over with a breakfast bar divider to the living room, built in electric double oven, five ring ceramic hob with plasma style extractor hood over, recess for a fridge/freezer, space and plumbing for a dishwasher, wood effect laminate flooring, double glazed windows to rear and side aspects, two radiators, tv point, corner feature brick lined fireplace with a multi fuel cast iron room heater.

Bedroom 1

14'6" x 9'10" (4.43 x 3.00)

Plus a double glazed bay window to the front aspect providing sea views, double glazed window to side aspect, radiator, fitted carpet.

Bedroom 2

11'5" x 9'6" (3.48 x 2.92)

Double aspect double glazed windows to side and rear aspects, radiator, wood effect laminate flooring.

Shower Room

7'8" x 6'6" (2.36 x 2.00)

Recently re-vamped with a walk in aqua panelled shower cubicle with mains fed shower fitting, white vanity unit with inset wash basin, low level wc, vinyl flooring, towel rail/radiator, additional electric towel rail/radiator, frosted double glazed window to rear aspect.





Outside

The property can be accessed to the front via a gated access providing additional car parking or space for a caravan/boat etc. The main front garden is of a generous size and laid to lawn with established borders. In addition the property also owns the section of garden beyond the roadway to the clifftop edge. At the side of the bungalow is a sun trap patio and a gated access leads in to the rear garden which faces a westerly direction. The rear garden is laid with areas of concrete/paved patio and established well planted side borders. From the California Avenue side of the property there is an additional vehicular access that leads to a driveway for car parking and beyond to the brick built garage 5.16m x 2.91m with twin wooden doors, power and lighting and personal door in to the garden. EV charging point. Attached to the rear of the garage is a utility room 2.95m x 1.71m with wall and matching base units, single drainer sink, oil boiler, part double glazed pvc door and window.

Tenure

Freehold

Services

Mains water, electric and drainage

Council Tax

Great Yarmouth Borough Council - Band 'C'

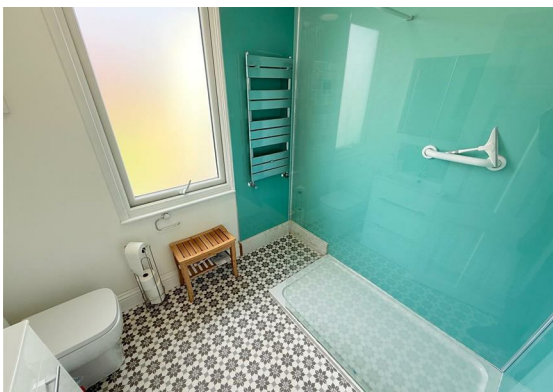
Location

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 Yarmouth, proceed north out of town along the Caister Road, proceed past the Yarmouth Stadium and onto the first Caister roundabout, take the left-hand exit and follow the Caister bypass to the next roundabout, proceed directly over onto the single carriageway section of the Caister bypass continuing to the Grange Hotel roundabout, take the second exit and follow the coast road for approximately one mile turning right at the Scratby Garden Centre into Beach Road, proceed approximately 1/4 of a mile turning left into Beach Drive, proceed almost to the end of Beach Drive and turn right into the unmade road which is California Avenue. The property is situated approximately 300 yards along on the left-hand side.

Ref: Y12385/04/25/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.

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Area Map



Energy Efficiency Graph

