



37 The Esplanade

Scratby, NR29 3NZ

Guide Price £265,000-£275,000





## 37 The Esplanade

Situated in a prime sea front location with direct sea views, Aldreds are pleased to offer this well maintained detached bungalow that would make an ideal retirement or holiday home. The property offers an entrance porch, spacious kitchen/breakfast room, living room, conservatory, inner hall, two double bedrooms, shower room and cloakroom. Outside the property sits on a generous wrap around plot with driveway and car port, westerly facing private rear courtyard. The property also benefits from double glazed windows, oil central heating and is offered chain free.

### Rear Entrance Porch

7'6" x 3'11" (2.30 x 1.20)

Timber and glazed construction with part glazed wood panelled entrance door, power and lighting, internal door to:

### Kitchen/Breakfast Room

12'5" x 9'6" (3.80 x 2.90)

Extensively fitted with a range of medium oak fronted wall and matching base units, with roll top work surfaces over, part tiled walls, four ring electric hob with extractor hood over, built in electric oven, single drainer stainless steel sink unit, space and plumbing for a washing machine, radiator, double aspect double glazed windows to front providing sea views, wood effect laminate flooring, space for a table, door to:

### Living Room

12'4" x 11'11" (3.77 x 3.64)

Double glazed window to rear, tv point, radiator, door to inner hall, fitted carpet, moulded fireplace with inset electric fire, sliding double glazed patio doors to:

### Conservatory

12'2" x 8'0" (3.73 x 2.45)

Timber construction with glazed windows to front and side and sliding double glazed patio doors with fitted blinds opening on to the front garden providing views of the clifftops and sea beyond, polycarbonate roof, power and lighting, wood effect laminate flooring.

### Inner Hall

Double glazed window to rear aspect, radiator, fitted carpet, doors leading off to:

### Bedroom 1

10'0" x 9'6" (3.07 x 2.91)

Including fitted wardrobes, fitted carpet, radiator, double glazed window to front aspect, wall light point.

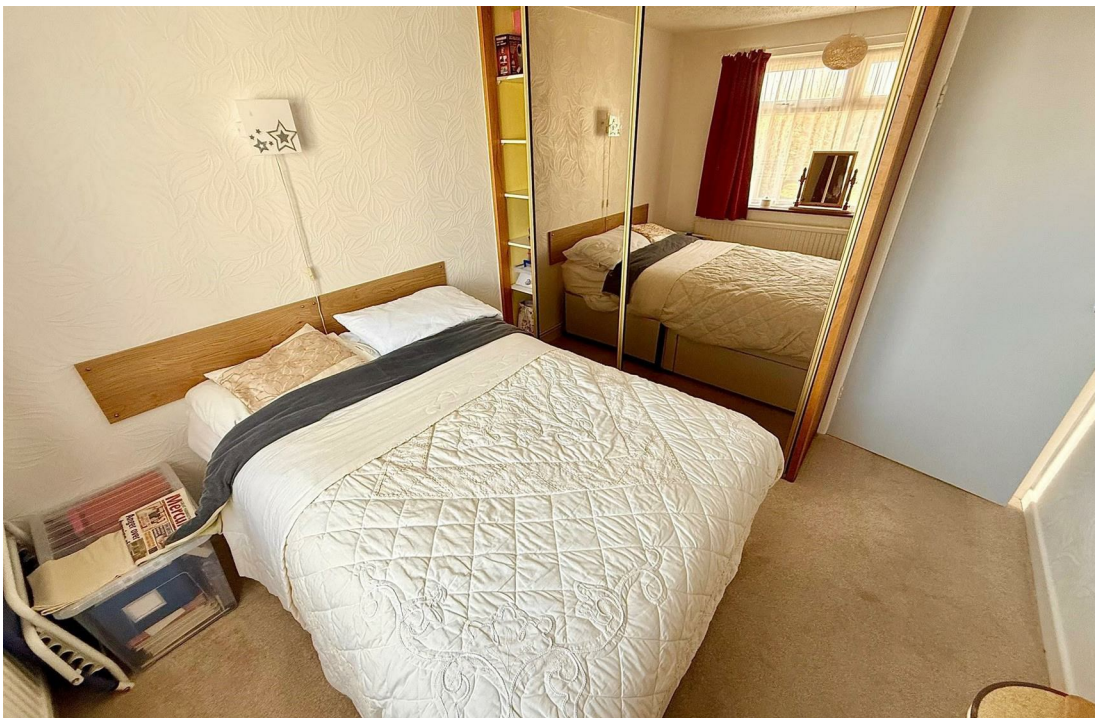
### Bedroom 2

9'5" x 7'11" (2.88 x 2.43)

Including fitted wardrobes plus an airing cupboard housing the oil boiler and hot water tank, double glazed window to rear aspect, radiator, fitted carpet.







#### Shower Room

5'10" x 5'6" (1.78 x 1.68)

Corner aqua panelled shower cubicle with mains fed shower fitting, pedestal wash basin, part panelled walls, radiator, frosted double glazed window to side aspect, vinyl flooring.

#### Cloakroom

4'11" x 2'8" (1.51 x 0.82)

Low level wc, frosted double glazed window to rear aspect, vinyl flooring.

#### Outside

The property sits on a generous plot with a wrap around garden. The main front garden is lawned with panoramic views opening on to the clifftops and sea beyond. There is a driveway entrance providing off street parking and access to the car port. A gate leads in to the westerly facing rear court yard garden which is low maintenance and provides a sun trap seating area with a useful timber shed.

#### Tenure

Freehold

#### Services

Mains water, electric and drainage

#### Council Tax

Great Yarmouth Borough Council - Band 'C'

#### 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.

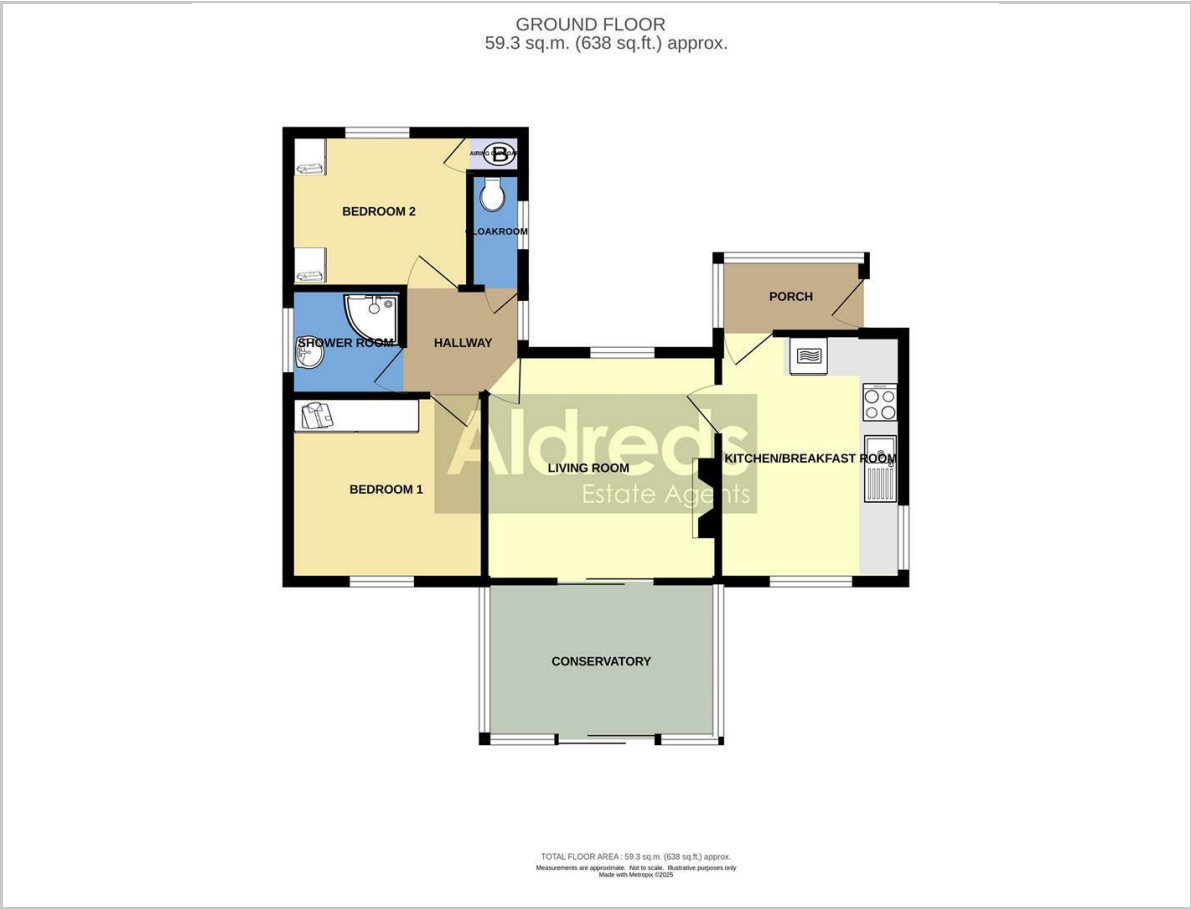
#### Directions

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 towards the bottom of Beach Drive and turn left on to California Avenue before you reach the sea front. Continue towards the far end of California Avenue and turn right on to The Esplanade where the property can be found immediately on the right hand side.

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Floor Plan

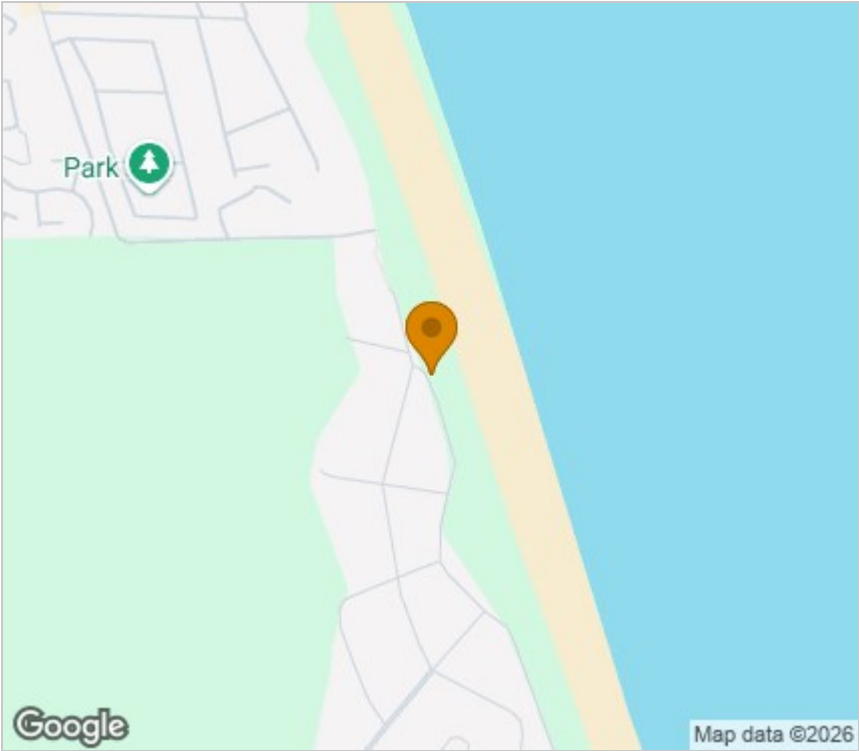


Viewing

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

