

Aldreds
Estate Agents



42 California Crescent
California, NR29 3QP

Offers Over £350,000



42 California Crescent

Aldreds are pleased to offer this individually designed and deceptively spacious detached chalet bungalow in a delightful location providing superb views over amenity land and the sea beyond. The property offers a flexible mix of living space that would make an ideal holiday or retirement home with accommodation comprising of an I-shaped lounge/dining room, large conservatory with hot tub, modern fitted kitchen, inner hallway, two ground floor double bedrooms and shower room. On the first floor there is a superb full length bedroom suite with a bedroom area, dressing room area, en-suite bathroom and snug area with double doors on to a balcony looking out to sea. Outside there is forecourt parking and a large garage, sun terrace and generous lawned garden to the rear. The property also benefits from electric heating and double glazed windows. An early viewing is recommended.

Kitchen

12'2" x 10'2" (3.71 x 3.12)

Extensively fitted with a white gloss kitchen with wall and matching base units with marble effect work surfaces over, single drainer one and a half bowl black cast sink with mixer taps, space and plumbing for a washing machine and dishwasher, recess with a range cooker, Karndean flooring, serving hatch to dining area, double glazed window to side aspect, pvc double glazed entrance door to side, door to:

Hallway

Karndean flooring, radiator, access to:

Lounge/Dining Room

24'0" maximum x 19'1" maximum (7.32 maximum x 5.84 maximum)

L-shaped room, built in mirror fronted storage cupboards, feature multi fuel cast iron room heater with quartz surround, two radiators, Karndean flooring, tv point, two sets of sliding double glazed patio doors in to:

Conservatory/Hot Tub Room

19'3" x 8'0" (5.89 x 2.44)

Grey composite decked flooring, pvc double glazed bi-folding doors to rear, double glazed windows to side, hot tub included in sale.

Bedroom 2

12'2" x 9'8" (3.73 x 2.97)

Plus built in wardrobe cupboard and additional cupboard where a shower used to be housed, radiator, double glazed window to front aspect.

Bedroom 3

11'6" maximum x 7'10" (3.53 maximum x 2.39)

Including built in cupboards and desk area, radiator, double glazed window to front aspect.

Shower Room

12'2" x 6'4" (3.73 x 1.94)

Including a built in airing cupboard housing the electric pressurised boiler, double width shower cubicle with aqua panels and electric shower, low level wc with concealed cistern, vanity unit with inset wash basin, tiled walls and flooring, frosted double glazed window to side aspect.

Inner Hallway

Cloaks storage space, frosted double glazed window to side aspect, stairs to first floor.

Landing Area

Open access to:

Dressing Room

8'10" x 5'1" (2.70 x 1.55)

Plus two built in wardrobe cupboards, dressing table seating area, Velux double glazed sky light open access through to:





Bedroom 1

29'1" maximum x 14'0" maximum (8.89 maximum x 4.28 maximum)

With some restricted headroom, designated area for a double bed, snug area with sea views via the double glazed French doors to the rear which also provide access on to the rear balcony, further Velux double glazed sky light, radiator, built in storage, door to:

En-Suite Bathroom

3'3",301'10" x 5'9" (1.92 x 1.77)

White suite with panelled bath and electric shower over, low level wc, vanity unit with inset wash basin, tiled walls, double glazed window to side aspect, wood effect flooring.

Outside

To the front of the property is a hardstanding driveway area providing off street parking with a further side area with gated access and outside tap. Immediately in front of the property is a large garage with up and over door. At the rear of the property there is a hardstanding terrace across the immediate garden area which provides a relaxing space to enjoy the views over the rear amenity land and sea beyond. There are also steps that lead up to the terrace above which also provides spectacular views. A gated access on the lower level then leads to a lawned garden with established borders which back s on to the amenity land and clifftops beyond.

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 and continue directly over onto the single carriageway section of the Caister bypass and proceed to the Grange Hotel Roundabout, take the second exit following the coast road for approximately ¼ mile turning right at the former Wheel Stop Restaurant crossroads into California Road, proceed approximately 50 yards past Rottenstone Lane and turn left into the unmade road which is California Crescent and the property is situated approximately 200 yards on the right hand side.

Ref: Y12406/5/25/SV



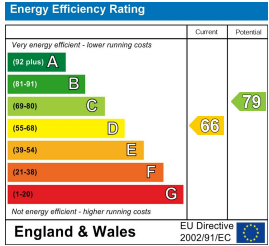
Floor Plan



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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