



127 Beach Road

Scratby, Great Yarmouth, NR29 3PG

Price Guide £180,000



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Guide Price £180,000-£190,000 Aldreds are pleased to offer this immaculately presented mid terraced cottage in a delightful location providing views over the clifftops and sea beyond within this much sought after coastal village location. Accommodation comprising of an entrance porch, sitting room with feature fireplace and wood burner, modern fitted kitchen, dining area, ground floor shower room, first floor landing and two bedrooms. Outside there is a forecourt parking area, small courtyard and additional long strip of private garden to relax in. The property also benefits from double glazed windows and electric heating. An early viewing is recommended.

Entrance Porch

Part glazed entrance door, part double glazed pvc internal door to:

Sitting Room

12'0" x 10'5" (3.68 x 3.18)

Including the chimney breast with a feature fireplace and inset wood burner, double glazed window to front aspect, electric radiator, tv point, wood effect LVT flooring, door to:

Kitchen

9'8" x 6'0" (2.95 x 1.83)

Plus stairs to first floor with under stairs cupboard, range of fitted white kitchen units with wall and matching base units with solid wood block work surfaces over, electric oven, four ring induction hob with extractor hood over, inset ceramic Butlers sink, integrated fridge, double glazed window to rear aspect, wood effect LVT flooring, open access to:

Dining Area

8'0" x 6'9" (2.44 x 2.06)

Wood effect LVT flooring, electric radiator, part double glazed pvc door to rear. access to:

Rear Lobby

Part double glazed door to rear, wood effect LVT flooring, door to:

Shower Room

Aqua panelled corner shower cubicle with electric shower, low level wc, with concealed cistern, inset wash basin, chrome electric towel rail/radiator, extractor fan.

First Floor Small Landing

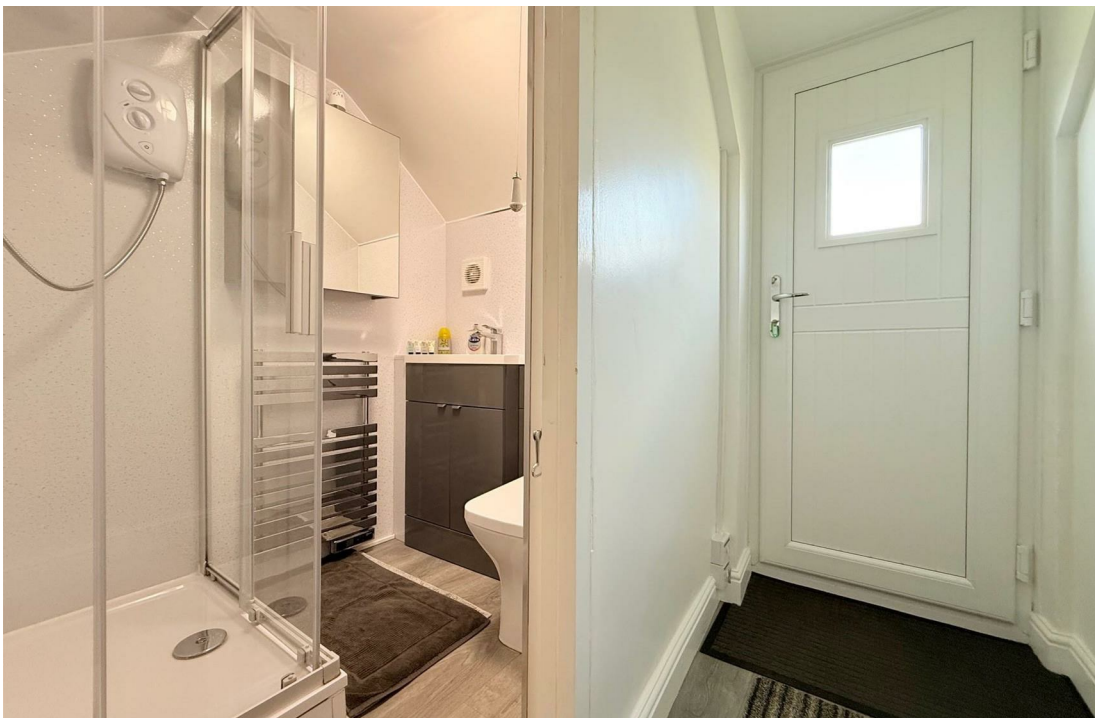
Doors leading off to:

Bedroom 1

12'2" x 10'0" (3.71 x 3.05)

Including the chimney breast, exposed brick work, double glazed windows to front aspect providing distant sea views, electric radiator.





Bedroom 2

9'4" x 5'10" (2.87 x 1.8)

Double glazed window to rear aspect, electric radiator.

Outside

To the front of the property is forecourt parking. Immediately to the rear is a small courtyard seating area with a gate to a rear service passage. The rear lobby of the property provides direct access in to the superb generous rear garden which is lawned with boundary screening and a timber shed.

Agents Note

The property has been run as a successful holiday let and can be sold as a going concern if required.

Tenure

Freehold

Services

Mains water, electric and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'A'

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 along the A149 Caister Road, 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 and follow the Coast Road for approximately three quarters of a mile, turn right at the Scratby Garden Centre into Beach Road and continue almost to the bottom of Beach Road where the property can be found on the left hand side.

Ref: Y12436/06/25/CF



Floor Plan



Viewing

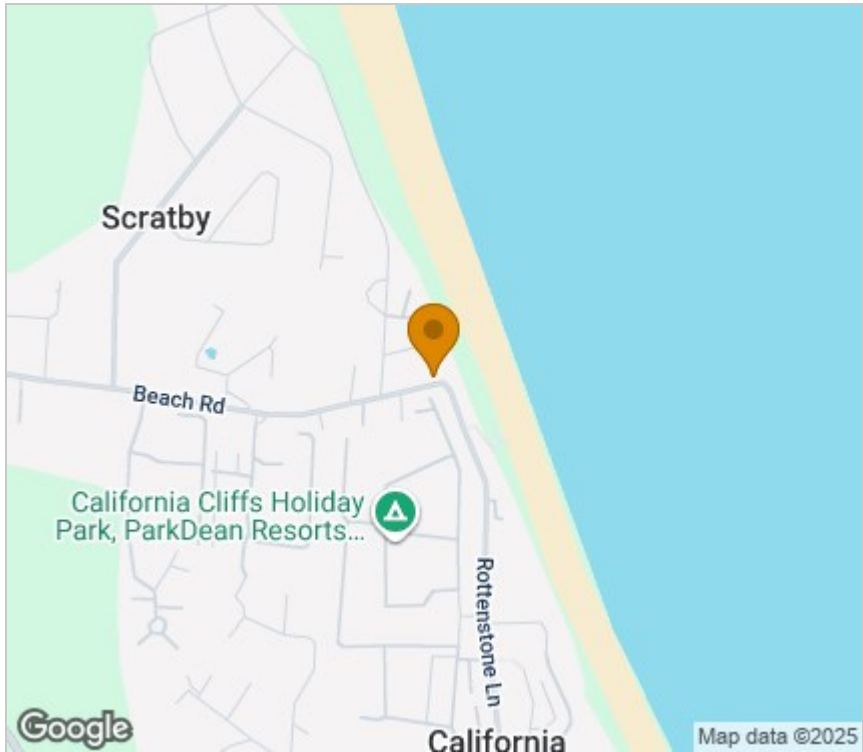
Please contact our Aldreds Great Yarmouth Office on 01493 844891
if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

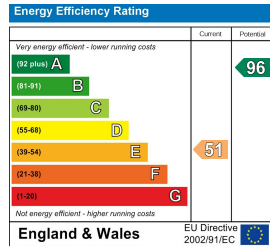
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Area Map



Energy Efficiency Graph



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