

Aldreds
Estate Agents



14 Beach Road

Scratby, Great Yarmouth, NR29 3AJ

£319,950



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Aldreds are pleased to offer this deceptively spacious detached chalet bungalow residence on a generous corner plot with a flexible living space that would suit either a family or for retirement purposes with accommodation comprising of a reception hall, lounge, separate dining room, kitchen/breakfast room, cloakroom cupboard, two ground floor bedrooms, bathroom and separate wc. On the first floor a landing serves two large double bedrooms. Outside there is a low maintenance area of front and side garden with driveway parking. Attached to the property is a large garage/workshop which has been used for storage but could be re-instated as a garage if required. At the rear is a private area of low maintenance garden. The property also benefits from double glazed windows and oil central heating. Offered chain free.

Reception Hall

Frosted double glazed entrance door, double glazed window to rear aspect, stairs to first floor, radiator, doors leading off to:

Cloakroom/Storage Cupboard

7'9" x 5'5" (2.36m x 1.65m)

Plus under stairs storage recess, double glazed window to rear, radiator.

Lounge

14'5" x 11'10" (4.40 x 3.62)

Plus double glazed bay window to front aspect, tv point, radiator, wall lights.

Kitchen/Breakfast Room

16'3" x 9'5" (4.97 x 2.88)

Fitted kitchen with white wall and matching base units with light finish work surfaces over, part tiled walls, single drainer stainless steel sink unit, electric cooker point, space and plumbing for a washing machine, double glazed window and door to side aspect, door in to:

Dining Room

11'5" x 10'7" (3.49 x 3.24)

Plus double glazed bay window to side aspect, radiator.

Converted Garage/Store

18'2" x 15'5" (5.56 x 4.71)

Currently stud partitioned to the front and used as a storage room but could be re-instated as a garage by removing the wall as the door is still intact. Could also be converted to an additional living room/bedroom. Access to the boiler room with an oil fired boiler, door to rear, double glazed window to rear.

Bedroom 3

12'4" x 11'10" (3.78 x 3.63)

Including fitted bedroom furniture plus a double glazed bay window to the front aspect, radiator.

Bedroom 4

10'7" x 8'10" (3.24 x 2.71)

Double glazed window to side aspect, radiator.





Bathroom

12'8" maximum x 7'10" (3.87 maximum x 2.41)

Panelled bath, shower cubicle with mains fed shower fitting, low level wc, pedestal wash basin, tiled walls, radiator, frosted double glazed window to side aspect.

Separate WC

6'7" x 2'4" (2.02 x 0.73)

Low level wc, frosted double glazed window to side aspect, part tiled walls.

First Floor Landing

Double glazed window to rear aspect, radiator, eaves storage cupboards, door to:

Bedroom 1

15'0" x 14'7" maximum (4.59 x 4.45 maximum)

Including wardrobes, eaves storage cupboards, double glazed window to front aspect, radiator.

Bedroom 2

15'4" x 11'8" (4.68 x 3.58)

Double glazed window to front aspect, radiator.

Outside

The property sits on a generous corner plot with a brick walled front garden which is low maintenance with a hardstanding area for car parking which extends down the side of the property leading to the garage/store. At the rear there is a further area of low maintenance private garden.

Tenure

Freehold

Services

Mains water, electric and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'D'

Location

California, 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.

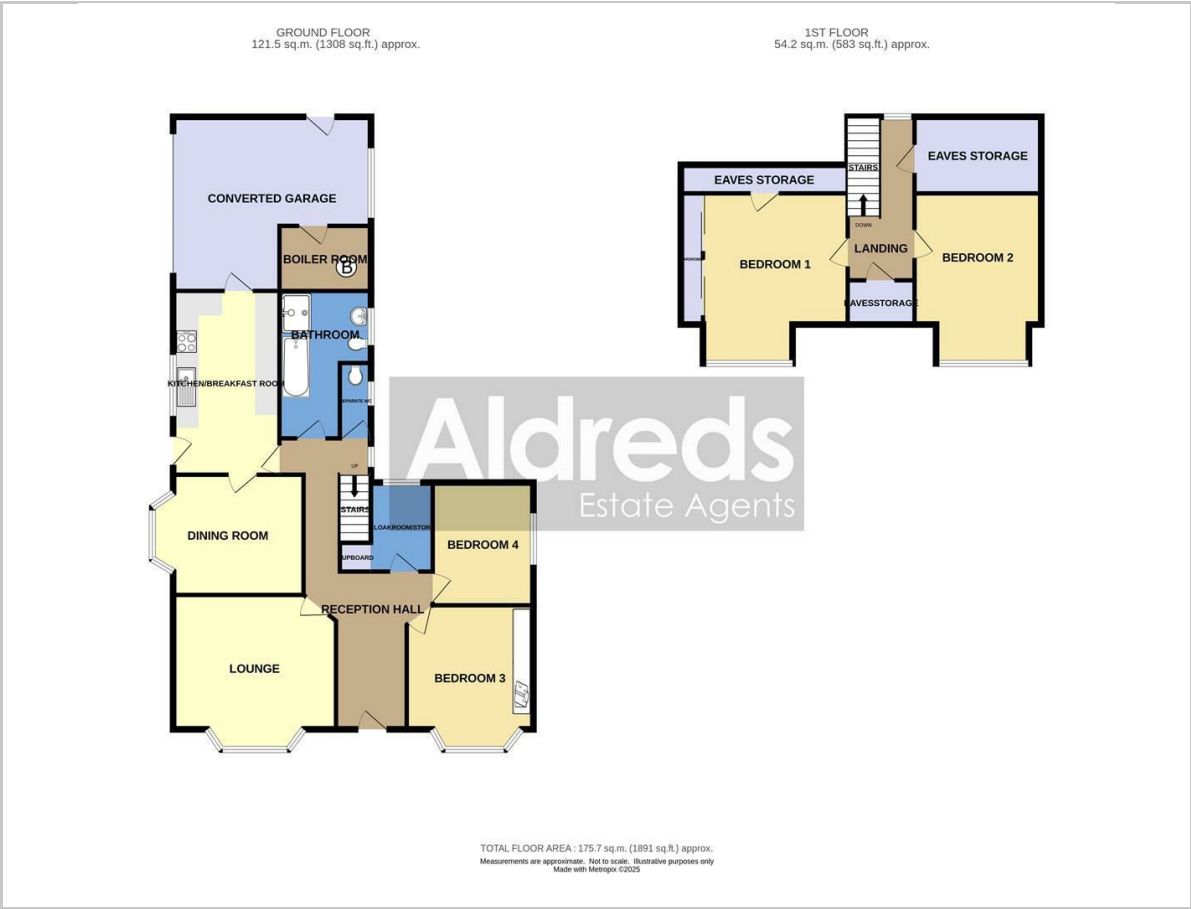
Directions

From 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, continue over the next roundabout into Scratby Road, turn right at Scratby Garden Centre into Beach Road where the property can be found after a short distance on the right hand side.

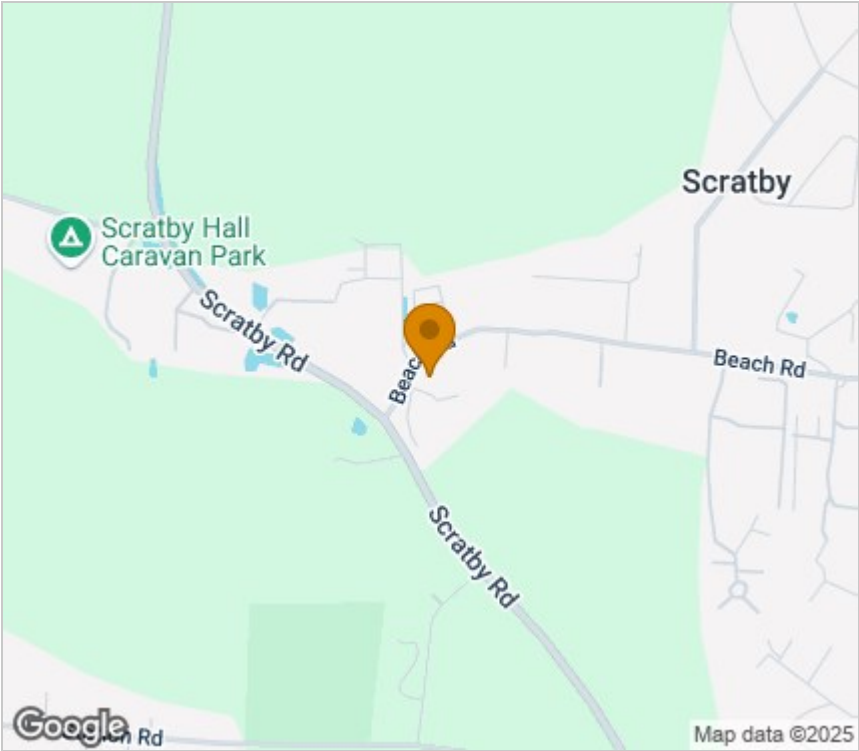
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Floor Plan



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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