









welcome to

Beach Drive, Scratby Great Yarmouth

CHAIN FREE Fantastic three bedroom detached bungalow in the highly sought after village of Scratby, within walking distance to the beach.













Entrance Hall

Carpeted flooring, 2 x radiators, 2 x ceiling lights, and 2 doors giving access to storage cupboards

Lounge

10' 11" x 18' 7" (3.33m x 5.66m)

DG windows to side, rear aspect and front aspect, carpeted flooring, ceiling light, 2 x radiators, coved ceiling, wall sockets, TV point and electric fireplace

Kitchen

20' 2" x 9' 10" (6.15m x 3.00m)

2 x DG windows to rear aspect and door giving access to pantry, base units with complimentary work surfaces over, 1.5 bowl stainless steel sink and drainer with mixer tap, space for electric oven, space for under counter fridge/freezer, partially tiled walls, vinyl flooring, radiator, 2 x ceiling lights, coved ceiling and single door with access to conservatory.

Conservatory

22' 1" x 9' 6" (6.73m x 2.90m)

Brick built & uPVC conservatory with wrap around windows, tiled flooring, space for washing machine and tumble dryer

Bedroom One

11' 6" x 9' 11" (3.51m x 3.02m)

DG window to front aspect, carpeted flooring, radiator, built in wardrobes, ceiling light and 2 x wall lights

Bedroom Two

9' 10" x 7' 10" (3.00m x 2.39m)

DG window to side aspect, carpeted flooring, ceiling light and radiator

Bedroom Three

9' 11" x 9' 11" (3.02m x 3.02m)

DG window to side aspect, carpeted flooring, ceiling light and radiator

Bathroom

DG Opaque window to side aspect, wash hand basin, panelled bath with electric shower attachment, W/C,

vinyl flooring, partially tiled walls, ceiling light and radiator





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- Double Garage With Pit
- Ample Off Street Parking
- Detached Bungalow
- Field Views
- Large Private Garden

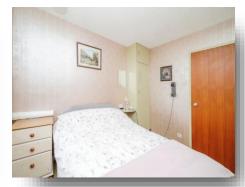
Tenure: Freehold EPC Rating: Awaited

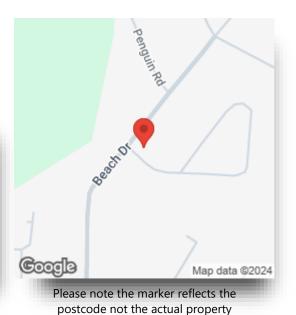
offers in excess of

£300,000









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Property Ref: GTY108672 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.







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