



THE PROMENADE, SCRATBY
GUIDE PRICE £325,000 - £340,000 FREEHOLD

WATERSIDE
ESTATE AGENTS







THE PROMENADE, SCRATBY, NORFOLK NR29 3PA

- Elevated coastal location
- Breathtaking panoramic sea views
- Easy access down onto the golden sands of Scratby beach
- Well presented and extended, brick built, detached bungalow
- Generous and flexible accommodation
- 36ft long open plan kitchen/living/dining room
- 18'6"ft long garden room/conservatory
- 3 double bedrooms, 1 en-suite shower room and 1 bathroom
- Workshop/former garage with massive potential to be turned into either a fourth bedroom or home office with sea view!
- Private parking for 4/5 cars
- Solar panels, EV charging point, oil central heating
- Quality fitted kitchen with solid oak worktops and a comprehensive range of fitted appliances

Offering stunning panoramic sea views with easy access down onto Scratby's golden sandy beach, this spacious and well presented detached bungalow is equally suitable as a low maintenance permanent home or a perfectly placed holiday property.

Of cavity brick construction under a tiled roof, this extended detached bungalow boasts generous and flexible accommodation that consists of an entrance porch/utility room, leading into an impressive 36ft long open plan living room, kitchen/dining room with a quality fitted kitchen with solid oak worktops and a comprehensive range of built in appliances. The living area is dominated by the breathtaking sea view, complemented by oak flooring and a wood burner.

A spacious 18'6" long garden room makes the most of the coastal views with access to the workshop (former garage) that is crying out to be converted into a fourth bedroom or study (with its own sea view!), all three bedrooms are doubles with an en-suite shower room to the master and a separate family bathroom.

Other features include oil fired central heating, UPVC sealed unit double glazing, solar panels with EV charging point and private parking for 4/5 cars.

Scratby is a quiet, well regarded and unspoilt coastal village offering a superb selection of local amenities including pubs, cafes, post office, garden centre and village store with schools, doctors and dentist all close by.



A deceptively spacious bungalow in a prime coastal location with truly breathtaking views. Early viewing is recommended.

ACCOMMODATION

Entrance Porch/Utility Room: 9'8" x 4'8"

Tiled floor, sink unit with cupboards under, plumbing for washing machine, space for a tumble dryer.

Open Plan Living Room/Kitchen/Dining Room: 36ft x 13'6" (11'3" min)

Impressive dual aspect living space with stunning sea views.

The kitchen boasts a quality range of fitted units, finished with solid oak worktops with an excellent selection of fitted appliances consisting of a double oven, hob and extractor fan, dishwasher and fridge freezer.

Tiled floor in the kitchen area, engineered oak flooring through the rest of the room. Wood burning stove, coved ceiling, down lighters, double doors to:

Inner Hallway

A covered space currently used as a study area with built in cloaks cupboard and airing cupboard, LVT flooring and coved ceiling. Door to:

Garden Room: 18'6" x 8'10"

Uninterrupted, far reaching sea views, tiled floor down to rear garden and door to workshop.

Master Bedroom: 10'5" x 8'6"

Built in wardrobe, glazed double doors to garden room with sea view.





En-Suite Shower Room

Low level w/c, bidet, wash basin and shower enclosure, heated towel rail, tiled walls, extractor fan and down lighters.

Bedroom 2: 10'5" x 9'3"

Window to rear, built in double wardrobe, cupboard over.

Bedroom 3: 11'7" x 7'9"

Window to rear, built in double wardrobe and cupboard over.

Bathroom

Low level w/c, wash basin, panelled bath with shower attachment, fully tiled, heated towel rail, window to side aspect.

Workshop/Former Garage: 19'0" x 9'1"

Great potential to be converted into a fourth bedroom, perhaps with another en-suite, or a home office boasting another stunning sea view or easily converted back into a garage with power connected.





OUTSIDE

With gated access via California Avenue, leading to a generous paved parking area with space for 4/5 cars and an EV charging point. 2 sheds and a summer house (power connected) and an enclosed, private BBQ area.

The front garden is dominated by the breathtaking, sweeping sea views. Laid mainly to lawn with flowering borders and gated access onto the promenade and then it is only 600 metres' walk to get access down onto Scratby's tranquil, dog-friendly, honey-coloured sands, one of the Norfolk coastline's best kept secrets.

ADDITIONAL INFORMATION

Tenure: Freehold.

Mains Services: Water, drainage and electricity, oil fired central heating.

Solar panels - generating approximately £600 - £900 per annum.

Wood burning stove.

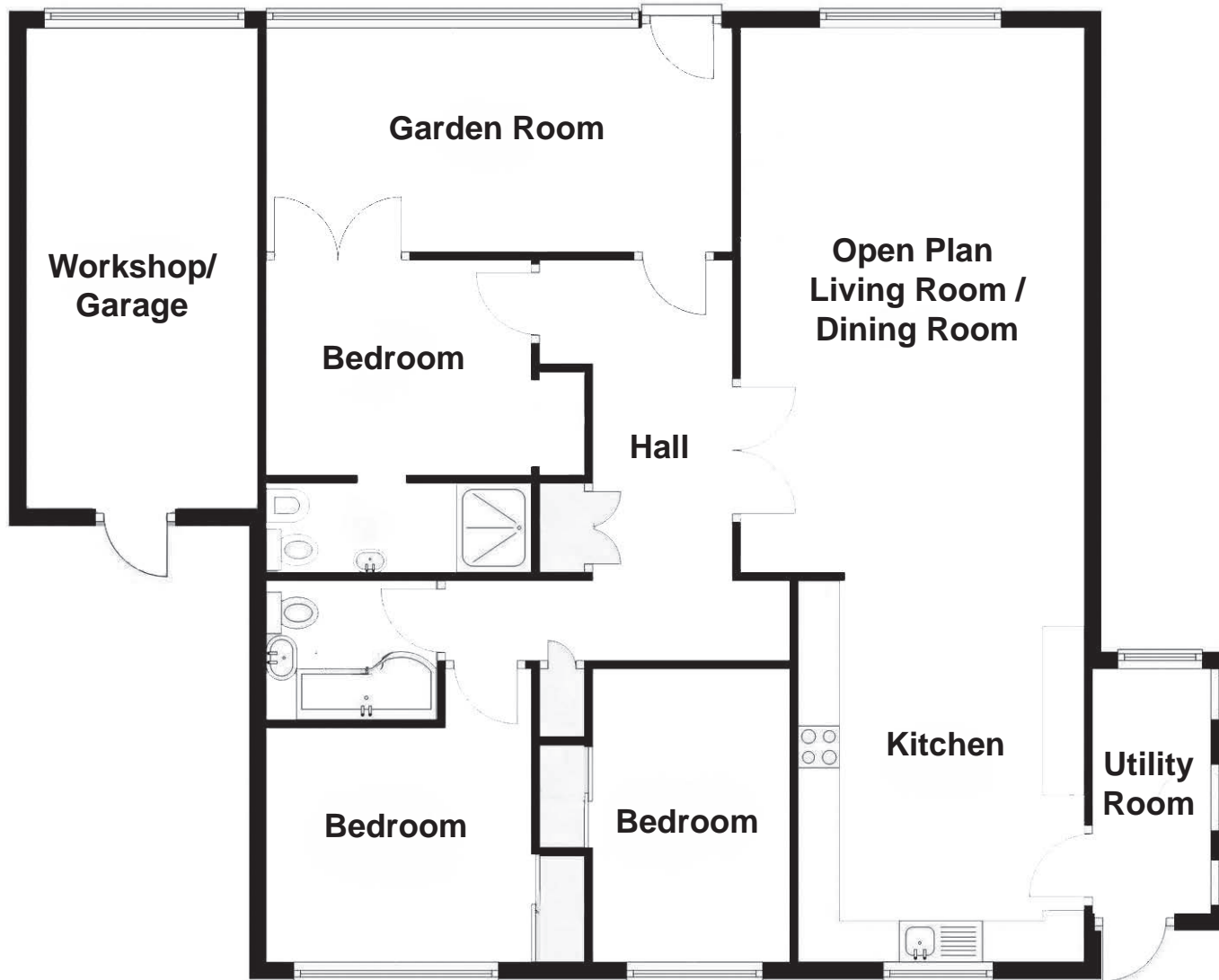
Access via an unadopted roadway.

Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.





PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		106
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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