



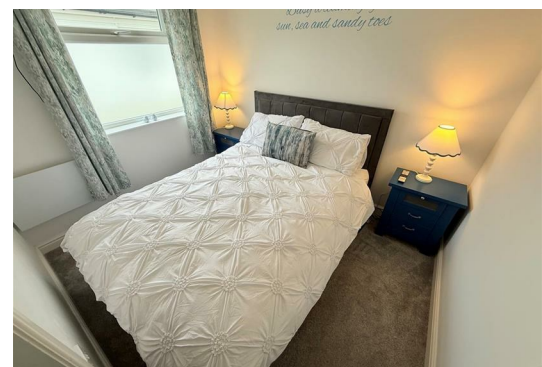
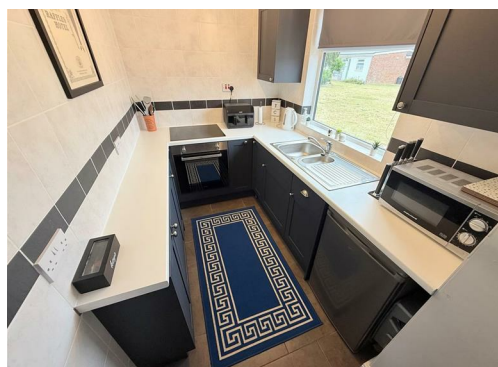
488 Green Farm, California Road

California, NR29 3NW

Asking Price £45,950



Aldreds are pleased to offer this immaculately presented, three bedroom mid terraced holiday chalet located in the popular Green Farm Chalet Park. Accommodation comprises of an open plan lounge/dining room/kitchen area, inner lobby, three bedrooms and quality shower room. The chalet is presented in excellent order and benefits from double glazed windows and is being sold furnished and equipped with quality fittings. This well maintained chalet site offers communal lawned grounds, parking and a range of on site facilities. An early internal viewing is highly recommended to appreciate this superb chalet.



Open Plan Lounge/Dining Room/Kitchen

Lounge/Dining Room 17'1" x 10'11" (5.23 x 3.33)

Part double glazed pvc entrance door, double glazed window to front aspect, fitted carpet, moulded fire surround with electric fire, power points, tv point, electric panel heater, doors leading off, open plan access to:-

Kitchen 8'5" x 6'2" (2.59 x 1.88)

Double glazed window to front aspect, tiled walls and flooring, range of grey shaker style wood fronted kitchen units with light finish work surfaces over, one and a half bowl stainless steel sink with mixer tap over, power points, recess with fridge, built in electric oven and four ring induction hob.

Inner Lobby

Airing cupboard housing the instant hot water heater, doors leading off to:

Bedroom 1 9'10" x 7'10" (3.00 x 2.41)

Plus open storage recess with drawers and hanging rail, double glazed window to rear aspect, corner wall mount tv, electric panel heater, fitted carpet, power points.

Bedroom 2 9'10" x 7'6" (3.00 x 2.31)

Plus built in wardrobes, double glazed window to rear aspect, fitted carpet, electric heater, bunk beds, drawers, power points.

Bedroom 3 9'10" x 7'10" (3.00 x 2.41)

Double glazed window to rear aspect, double bed, bedside cabinets, electric heater, power points, fitted carpet.

Shower Room 6'3" x 5'1" (1.91 x 1.55)

Quality suite with with a full width walk in tiled shower cubicle with electric shower, tiled walls and flooring, low level wc, hand wash basin with inset wash basin.

Outside

The chalet sits in well maintained communal lawned grounds with on site parking and a range of facilities and faces a westerly direction. Immediately in front of the chalet is an extra large paved terrace.

Tenure

Leasehold.

99 year lease from 1st April 1973

Fees for 2026/2027

TBC

Site opens 1st March - 31st October

Dogs allowed - must be kept on a lead

Services

Mains water, electric and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'A'

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 Caier Bypass, continue over the next roundabout into Jack Chase Way, continue over the next roundabout into Scratby Road, turn right into California Road, turn left into California Sands, continue straight ahead along the access road running into Green Farm where parking is available and the chalet located to the left hand side.

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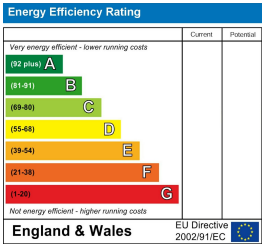
Area Map



Floor Plans



Energy Efficiency Graph



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