

Aldreds
Estate Agents

14 Heather Avenue

Scratby, Great Yarmouth, NR29 3NN

Offers In Excess Of £220,000

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14 Heather Avenue

Scratby, Great Yarmouth, NR29

Aldreds are pleased to offer this deceptively spacious semi detached chalet style residence in a quiet cul de sac location within this popular coastal village. The property would make an ideal first home purchase or family home with a flexible living space comprising of an entrance hall, cloakroom, large lounge/dining room, kitchen, bedroom three/dining room, first floor landing, two double bedrooms and bathroom. Outside there are front and rear gardens, a long driveway and garage. The property also benefits from oil central heating, double glazed windows and is offered chain free.

Entrance Hall

Frosted pvc double glazed entrance door with matching side screen, stairs to first floor with open under stairs recess, radiator, doors leading off to:

Cloakroom

Low level wc, hand wash basin, frosted double glazed window to side aspect, radiator.

Lounge/Dining Room

Lounge Area

20'6" x 13'1" (6.27 x 4.00)

Spacious Lounge with a chimney breast with a stone fireplace and open fire, radiator, tv point, cantilevered double glazed bay window to front aspect, open access in to:

Dining Area

8'1" x 6'11" (2.48 x 2.11)

Radiator, serving hatch to:

Kitchen

11'1" x 10'2" (3.39 x 3.11)

Fitted kitchen with medium oak fronted wall and matching base units with work surface over, built in electric oven, four ring ceramic hob, part tiled walls, oil fired boiler, single drainer one and a half bowl stainless steel sink unit, double glazed window and door to garden.

Bedroom 3/Dining Room

9'11" x 7'10" (3.04 x 2.39)

Double glazed window to rear aspect, radiator.

First Floor Landing

Access to the loft space, doors leading off to:

Bedroom 1

20'7" x 10'3" (6.28 x 3.13)

Spacious main bedroom with a double glazed dormer window to front aspect, radiator (this room has a partial sloping ceiling).















Bedroom 2

12'0" x 10'11" (3.68 x 3.35)

Double glazed window to side aspect, radiator, built in wardrobe cupboard (this room has a partial sloping ceiling).

Bathroom

10'11" maximum x 8'1" (3.35 maximum x 2.47)

Coloured suite comprising panelled bath, low level wc, pedestal wash basin, frosted Velux double glazed window to rear aspect, airing cupboard with a copper hot water cylinder and fitted immersion heater.

Outside

To the front of the property is a lawned garden with established side borders. Adjacent is a long driveway providing off street parking and access beyond to the single brick and tiled pitched roof garage with up and over door, power and lighting, personal door to the garden. A gated access leads in to the garden where there is a private lawned garden with established borders and a garden shed.

Tenure

Freehold

Services

Mains water, electric and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'C'

Location

Scratby is coastal village approximately 5 miles north of Great Yarmouth. With sandy beaches 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.. California owes its name to the discovery of 16th century gold coins on the beach in 1848 at the same time as the Californian 'gold rush' was taking place in America. These lovely, quieter villages are great holiday spots bordering the sea, and ideal touring bases for Great Yarmouth, the Norfolk Broads and surrounding countryside.

Directions

From the Yarmouth office head north on the A149 Caister Road, continue past the Yarmouth Stadium at the roundabout take the left hand exit onto the Caister Bypass, continue over the next roundabout into Jack Chase Way, at the Grange Hotel roundabout take the second exit into Scratby Road, turn right at the Scratby Garden Centre into Beach Road, turn second left into Heather Avenue.

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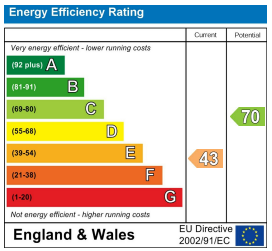
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

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

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17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ
Tel: 01493 844891 Email: yarmouth@aldreds.co.uk https://www.aldreds.co.uk/
Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ
Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA