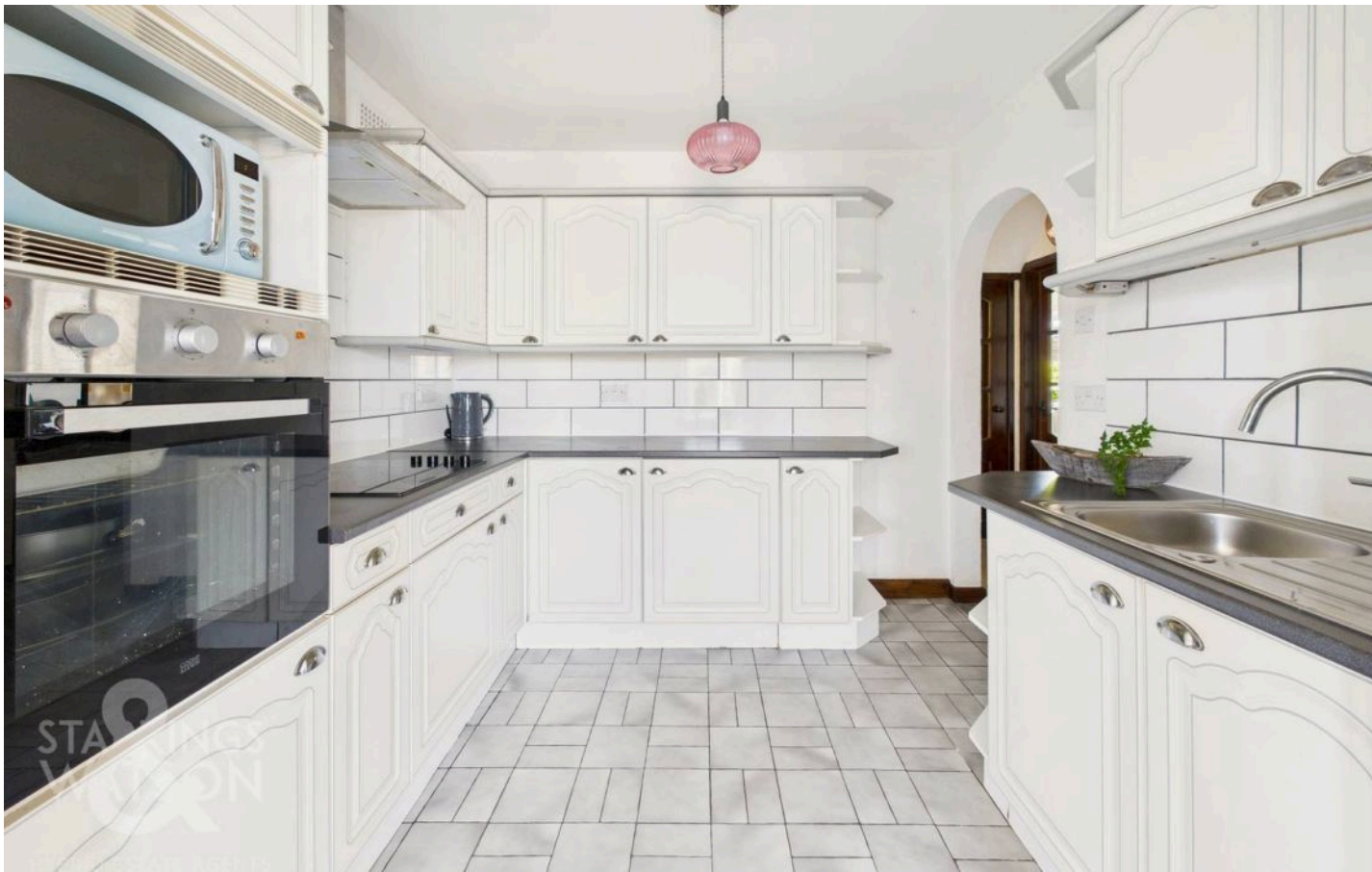




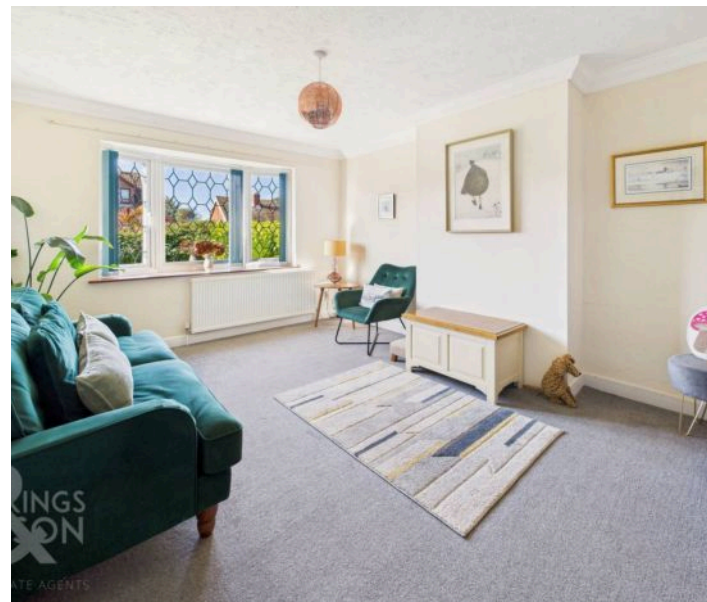
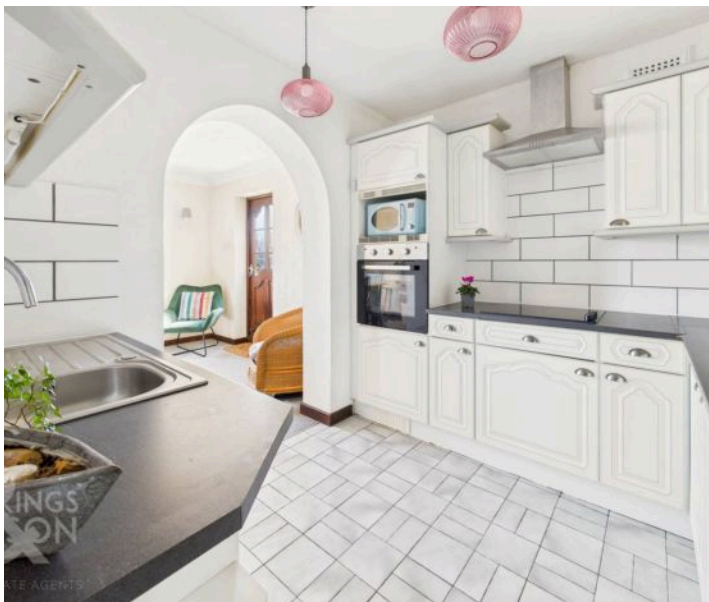
California Avenue, Scratby - NR29 3PE



22 California Avenue

Scratby, Great Yarmouth

NO CHAIN. Sitting just a few moments walk from the golden sands of the Norfolk coastline and the charming centre of the coastal village of Scratby, this SEMI-DETACHED BUNGALOW offers an impressively spacious accommodation which has been EXTENDED over the years to give over 1250 Sq. Ft (stms). In addition to a 15' DINING ROOM at the rear of the home, a separate 17' SITTING ROOM can be found to the front of the home with central KITCHEN boasting INTEGRATED COOKING APPLIANCES. Split over both floors, the property boasts TWO DOUBLE BEDROOMS both of which have use of the first floor bathroom and separate ground floor shower room, ideal for those seeking MULTI-GENERATIONAL LIVING. Externally, the rear garden is attractive and presented in a low-maintenance condition with many well established shrubs and borders giving vibrancy to the garden. Off road parking comes in the form of a DRIVEWAY with a TANDEM GARAGE to the side of the home and UTILITY ROOM built off the back of this.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain
- Semi-Detached Coastal Bungalow
- Over 1250 Sq. Ft Of Accommodation (stms)
- 17' Sitting Room & Separate 15' Dining Room
- Two Double Bedrooms
- Ground Floor Shower Room & First Floor Bathroom
- Low-Maintenance Rear Garden
- Driveway & Garage With Utility Space At The Rear

Scratby is a seaside village on the East Coast of Norfolk. The village benefits from easy access to both Great Yarmouth and Hemsby where a larger range of amenities are on offer. Local transport links are excellent including a regular bus service to both towns. Scratby beach is also an ideal place for walkers as it stretches along the coast for many miles in either direction. In addition dogs are allowed all year round. To the south, visitors can walk to the town of Caister-on-Sea, or even to Great Yarmouth, whilst to the north they can walk to Hemsby Beach, and on to Winterton Dunes National Nature Reserve.

SETTING THE SCENE

The property can be found on an un-adopted road where a low level brick wall gives way to mature and colourful shrubs to the very front of the home opening into a brick with driveway suitable for the parking of multiple vehicles. To the right hand side of the home, access to the front of the garage can be found with swinging gates taking you into the rear garden.



THE GRAND TOUR

Stepping into the main residence and the central hallway is the first place to greet you laid with all carpeted flooring and granting access to the first floor through stairs directly ahead. Heading beyond this you will step past the ground floor shower room complete with a completely tiled surround. This room features a large walk in shower unit with ample vanity storage and frosted glass window to the front of the home. Beyond the back of the stairs where a handy built in storage cupboard can be found is the sitting room measuring an impressive 17' in length, this room is more than large enough to potential choice of layouts of soft furnishings due to its large and conventional size with bay fronted double glazed windows to the very front of the room. In the centre of the home is the kitchen with a mixture of wall and base mounted storage units set upon tiled flooring with tiled splashbacks whilst leaving space for an integrated eye level oven and hob with extraction above. An archway allows for a free flowing feel to the rear of the home where a historically extended section off the property leads to the dining room overlooking the rear garden with access door to the gardens and utility room behind the garage. Tucked in the very corner of the property towards the rear is the first of the double bedrooms in a L-shaped configuration. This room is more than large enough to host a double bed with additional soft furnishings and storage solutions again much larger in size courtesy of the historic extension.

The first floor landing splits in both directions to allow access into the second double bedroom and an incredibly well proportioned three piece bathroom suite featuring a freestanding roll top bath with ample vanity storage and Velux windows allow natural light to fill the room. Sitting opposite this is a large double bedroom with part vaulted ceilings. This room overlooks the stunning Norfolk coastline towards the rear of the home with beach and sea views whilst a large and open floor space is more than suited to a double bed with the addition of built in wardrobes and additional for space.

FIND US

Postcode : NR29 3PE

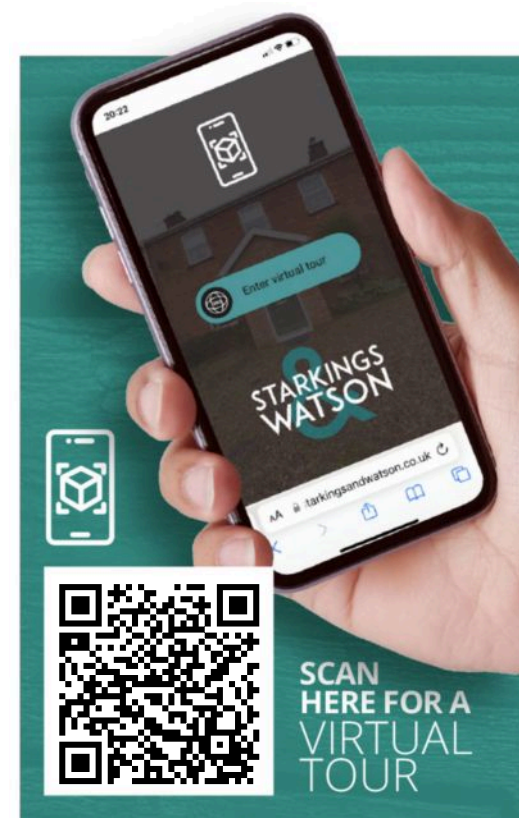
What3Words : ///tadpoles.encloses.jukebox

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

The property sits on an unmade and un-adopted road. There are currently no mandatory payment plans in place for maintenance of this.







GARDEN

THE GREAT OUTDOORS The rear garden is offered in an attractive yet low maintenance condition being laid completely with flagstone patio tiles and fully enclosed with timber panel fencing to both sides and the rear access to the utility room comes at the very rear of the home at the back of the garage, while side access takes you back towards the front of the home. The garden is a mixture of private seating areas, raised planting beds and mature colourful shrubs with vegetable planting patches, adding vibrancy to this already beautiful space where hard standing for a large timber shed can be found nestled in the very corner.

GARAGE

Single Garage

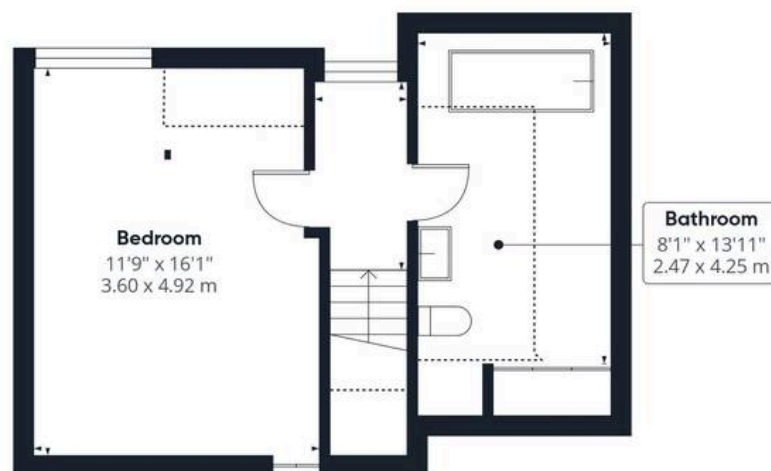
DRIVEWAY

2 Parking Spaces





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1265 ft²

117.6 m²

Reduced headroom

90 ft²

8.4 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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