



34 California Sands Estate California Road

Scratby, NR29 3QL

£31,950



## 34 California Sands Estate California Road

Scratby, NR29 3QL

Aldreds are pleased to offer this well equipped and very well presented end terraced holiday chalet on this popular coastal village site. The property is sold with fixtures and fittings and offers a living room, kitchenette, two bedrooms, bathroom, communal gardens and close by parking. The property also benefits from double glazed windows, has been recently re-roofed (in 2023) with additional insulation installed and is located close to site facilities.

### Open Plan Lounge / Kitchen

#### Lounge Area

11'8" x 11'1" (3.56 x 3.40)

Part double glazed pvc entrance door, double glazed window, power points, tv point, wood grain finish laminate flooring, leather sofa and armchair, table and chairs, wall mounted electric heater, wall mount tv point, open access to:-

#### Kitchenette

8'5" x 5'4" (2.57 x 1.63)

Double glazed window to rear, range of white gloss finish kitchen units with wall and matching base units with tiled splashback and wood effect work surfaces over, stainless steel sink and drainer, power points, built in electric oven and four ring ceramic hob, washing machine, airing cupboard housing the instant hot water heater.

#### Bedroom 1

8'0" x 7'4" (2.44 x 2.26)

Plus open wardrobe storage recess with drawers, double glazed window to front, power points, wood effect laminate flooring, double bed and bedside cabinet, wall mounted electric radiator.

#### Inner Lobby

Doors off leading to:

#### Bedroom 2

8'0" x 7'4" (2.44 x 2.24)

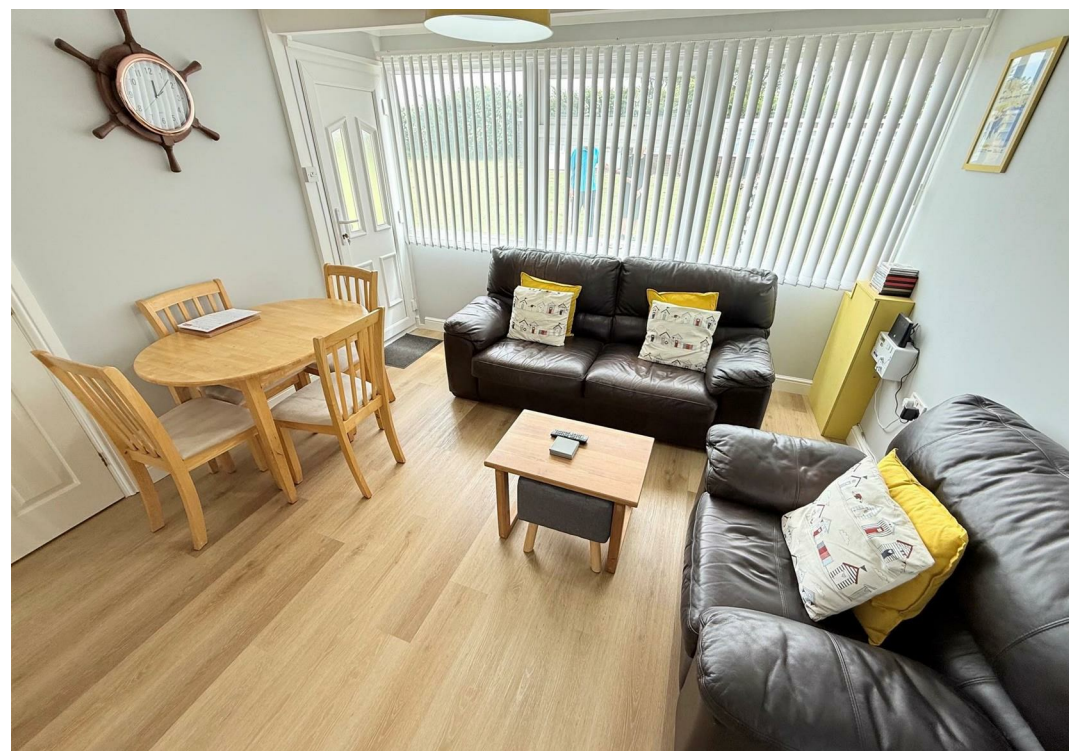
Plus open wardrobe storage recess with drawers, double glazed window to rear, power points, wood effect laminate flooring, double bed and bedside cabinet, wall mounted electric heater.

#### Bathroom

White suite comprising panelled bath with electric shower fitting over, pedestal wash basin, low level wc, double glazed window to rear, tiled walls and flooring.

#### Outside

Immediately in front of the chalet is a paved terraced and beyond the property benefits from communal lawned grounds, parking and use of on site facilities which are very close by.





### Tenure

Leasehold. 99 years from 1 January 2000.

Site fees: tbc

Dogs allowed

Swimming pool on site.

### Council Tax

Great Yarmouth Borough Council - Band 'A'

### Services

Mains water, electric and drainage. Vendors have had their own electric smart meter installed.

### Location

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.

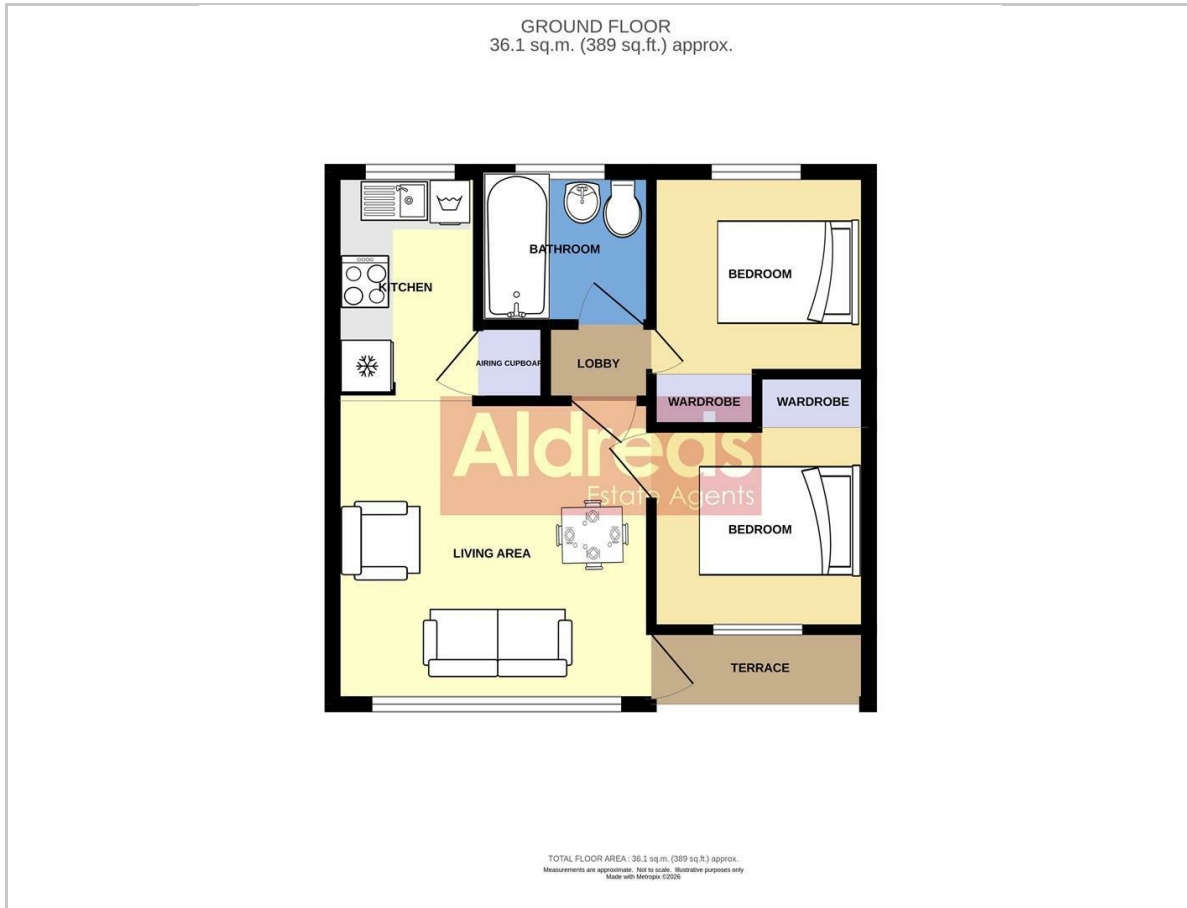
### Directions

From Great Yarmouth proceed North out of town along the A149 Caister Road, past the Yarmouth Stadium, at the roundabout take the left hand exit onto the Caister Bypass, continue over the next roundabout onto the single carriageway of the Caister Bypass, at the Grange Hotel roundabout take the second exit and follow the Coast Road for approximately a quarter of a mile, turn right at East Coast Family Restaurant into California Road, continue for approximately one third of a mile, turn left into California Sands Estate, proceed straight ahead on the access road where the chalet can be found to the right hand side just opposite the Oasis swimming pool.

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## Floor Plan



## Viewing

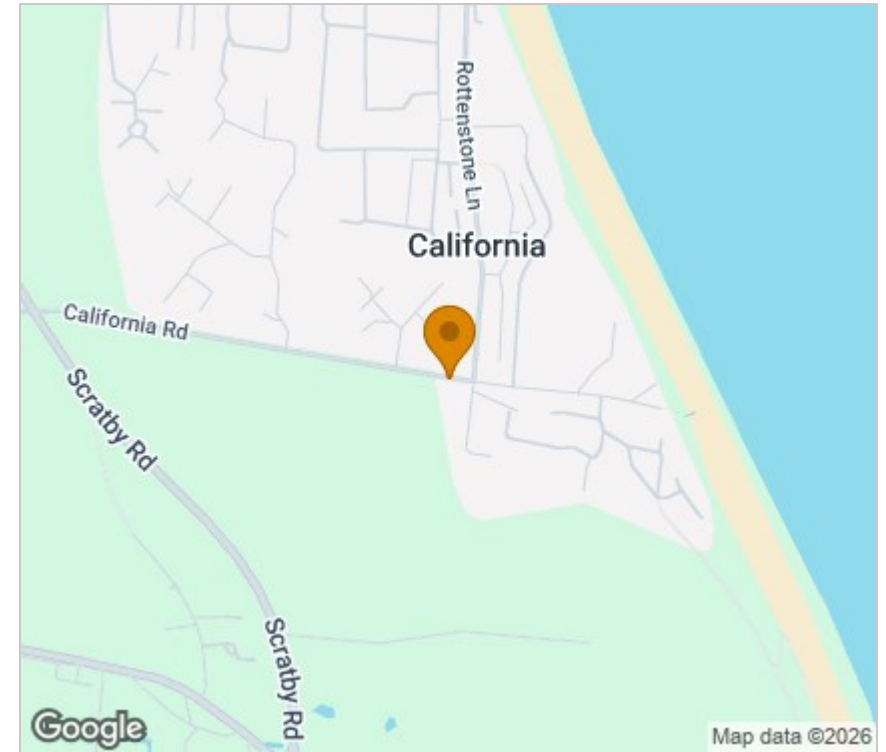
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

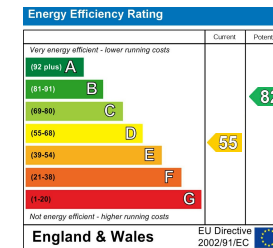
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## Area Map



## Energy Efficiency Graph



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