



**Three Wishes Penguin Road,Scratby Great Yarmouth NR29
3NU**

welcome to

Three Wishes Penguin Road, Scratby Great Yarmouth

****FANTASTIC FAMILY HOME**** A well presented 5 bedroom detached family home in a picturesque rural setting



Front Exterior

Aesthetically pleasing front exterior, with low level brick wall and double iron gates at its boundaries, for added privacy, a driveway allows for off road parking and leads you to a garage with up and over door. To the front of the property is an array of colourful mature plant life

Entrance Hall

A Spacious and bright entrance hall, with opaque DG windows to side and uPVC door to front aspect, carpeted flooring, ceiling light and carpeted stairs to first floor

Cloakroom

Opaque DG window to side aspect, W/C, wash hand basin, ceiling light and partially tiled walls

Lounge

17' 11" x 13' (5.46m x 3.96m)

A perfect central gathering hub, to relax as a family. Comprising of DG French doors giving access to conservatory, carpeted flooring, ceiling light, 2x wall lights, TV point, wall sockets, radiator and feature electric fireplace with marble and wooden surround

Kitchen

16' 2" x 10' 3" (4.93m x 3.12m)

A modern/contemporary kitchen, with DG window to rear aspect. A range of wall and base units with complimentary granite effect work surfaces over, 1.5 bowl stainless steel sink and drainer with mixer tap, built in electric oven/hob and extractor over, space for free standing fridge/freezer, built in undercounter fridge, power points, tiled flooring, radiator, partially tiled walls and door leading to...

Utility Room

8' 5" x 6' 8" (2.57m x 2.03m)

DG window to rear and single uPVC door, giving access to rear garden. worktop space, plumbing for washing machine, space for tumble dryer, tiled flooring, ceiling light and power points

Conservatory

8' x 8' 8" (2.44m x 2.64m)

uPVC and brick built conservatory, with DG wrap around windows and French doors to side giving access to rear garden. Tiled flooring

First Floor

Landing

Bedroom One

13' 2" x 12' 10" (4.01m x 3.91m)

DG window to front aspect, carpeted flooring, radiator, wall sockets, ceiling light and door to...

En-Suite

DG Velux window, shower cubicle with thermostatic shower and glass surround, low level W/C, wash hand basin, partially tiled walls, extractor fan and vinyl flooring

Bedroom Two

10' 3" x 11' 5" (3.12m x 3.48m)

DG window to front aspect, carpeted flooring, ceiling light, wall sockets and radiator

Bedroom Three

12' 9" x 15' 11" (3.89m x 4.85m)

DG window to rear aspect, radiator, ceiling light, wall sockets, and carpeted flooring

Bedroom Four

13' x 7' 10" (3.96m x 2.39m)

DG window to front aspect, carpeted flooring, ceiling light, wall sockets and radiator

Bedroom Five

10' 3" x 11' 8" (3.12m x 3.56m)

DG window to front aspect, carpeted flooring, radiator, ceiling light and wall sockets

Family Bathroom

W/C, wash hand basin, panelled bath, ceiling light and vinyl flooring

Rear Garden

A well presented and fully enclosed rear garden, mostly laid with a well-maintained lawn, adjacent are

two patio areas, perfect for outdoor dining and entertaining friends and family. A timber shed for storing outdoor garden equipment, outdoor lighting and cold water tap. The garden is planted with mature trees and potted plants, with beautiful views of the field's. Double gates allow access to the front of the property



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welcome to

Three Wishes Penguin Road, Scratby Great Yarmouth

- Built In 2004 - 5 Bedroom Detached Family Home
- Enviaible Village Location
- Beautiful Views
- Spacious Reception Rooms
- Conservatory/Utility/Downstairs W/C & En-Suite Shower Room & Family Bathroom

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers in excess of
£400 000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
GTY109603 - 0004

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