

**Aldreds**  
Estate Agents



26 Nightingale Close

Scratby, Great Yarmouth, NR29 3NR

£250,000



## 26 Nightingale Close

Scratby, Great Yarmouth, NR29 3NR

Aldreds are pleased to offer this very well presented, extended detached bungalow which sits on a generous plot with a south facing rear aspect in a quiet cul de sac location. The property has been very well maintained and offers a modern open plan layout of accommodation comprising of an entrance porch, living room through to the modern kitchen/dining room, two good sized bedrooms and shower room. Outside there is a sweeping new driveway which provides ample parking and access beyond gates to a superb double timber garage/workshop. The remainder of the rear garden is laid with a suntrap patio flanked by lawn. The property also benefits from double glazed windows, oil central heating and solar panels providing an energy efficient property with lower running costs. Offered chain free with viewing strongly recommended.

### Entrance Porch

Part double glazed pvc entrance door and double glazed side screen, internal double doors to:

### Living Room

14'11" x 9'9" (4.57 x 2.98)

Including the chimney breast with an inset electric fire, tv point, double glazed French doors and windows on to the rear garden, fitted carpet, open access to:

### Kitchen/Dining Room

14'10" x 10'10" (4.54 x 3.32)

Modern fitted kitchen with cream gloss finish wall and matching base units with wood effect work surfaces over, single drainer one and a half bowl stainless steel sink unit, built in electric oven, four ring ceramic hob and extractor hood over, part metro tiled walls, space and plumbing for a washing machine, integrated fridge/freezer, radiator, triple aspect double glazed windows, wood finish LVT flooring.

### Bedroom 1

11'6" x 9'3" (3.51 x 2.84)

Double glazed window to rear aspect, radiator, wall mount tv point, fitted carpet.

### Bedroom 2

9'6" x 9'1" (2.92 x 2.79)

Double glazed window to front aspect, radiator, tv point, fitted carpet.

### Shower Room

9'2" x 6'3" (2.80 x 1.91)

Tiled walk in shower cubicle with mains fed shower fitting, low level wc, pedestal wash basin, tiled flooring, extractor fan, spot lights, chrome towel rail/radiator.





### Outside

The property sits in the corner of this quiet cul de sac on a generous fan shaped plot to the front of which there is a lawned garden flanked by the sweeping new tarmac driveway which provides ample parking and access beyond gates to a further driveway and beyond the double timber garage/workshop with twin double doors, power and lighting. Immediately to the rear of the bungalow is a spacious paved terrace that faces a sunny south facing aspect, beyond which is a large area of private lawned garden which is enclosed on all boundaries. Timber and felt shed.

### Tenure

Freehold

### Services

Mains water, electric and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'B'

### Location

California and 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.

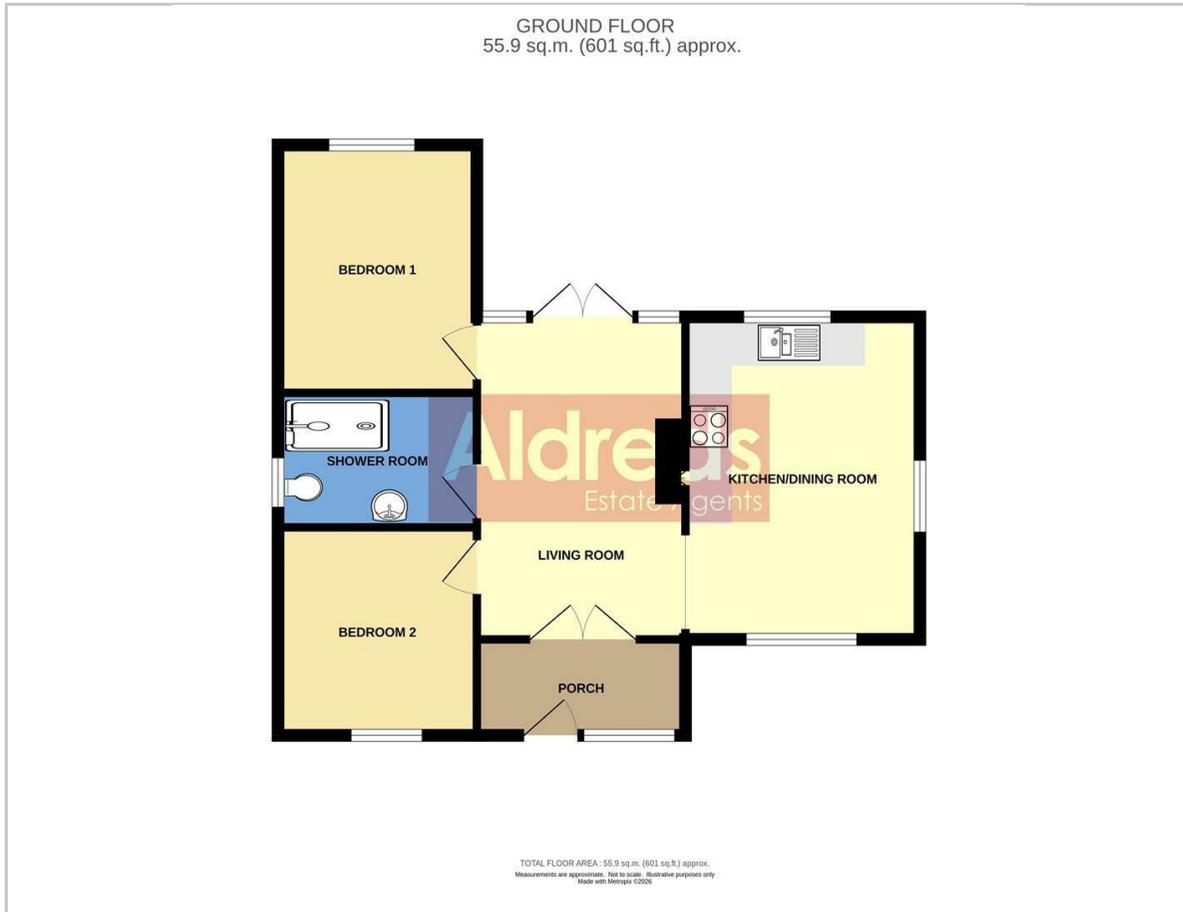
### Directions

From Haven Bridge proceed north along 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 onto the single carriageway of the Caister Bypass, at the Grange Hotel roundabout take the second exit onto the Coast Road, turn right into Beach Road, turn left into Beach Drive, turn right into Nightingale Close and follow the road down where the bungalow can be found in the right hand corner of the cul de sac.

Y12640/02/26/CF



## 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

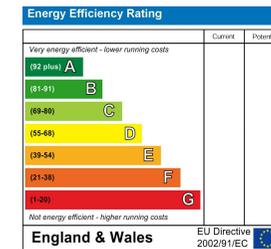
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## Area Map



## Energy Efficiency Graph



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