4 Little Scratby Crescent

Scratby, Great Yarmouth, NR29 3PB

£175,000

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Aldreds are pleased to offer this immaculately presented, detached bungalow of non standard construction in a quiet prime clifftop location providing panoramic views out to sea. The property offers well maintained accommodation that would suit as a superb retirement home or could be used as a holiday let with a flexible layout comprising of an entrance sun lounge with sea views opening on to the kitchen/living room, two double bedrooms both of which have en-suite facilities, additional shower room and rear lobby. Outside the front garden has been designed to enjoy the views with a paved sun terrace and lawn beyond. At the rear is a driveway which currently provides parking for one car and has the potential to provide parking for four vehicles. The property also benefits from double glazed windows, electric heating and was re-roofed in 2025. An early viewing is recommended.

Sun Lounge
14'0" x 8'9" (4.27 x 2.67)
Double glazed windows and French doors on to the front garden and providing panoramic views across grassed area and out to sea, open plan access to:-

Living Room Area
11'5" x 10'6" (3.48 x 3.20)
Double glazed corner windows offering an aspect to the front and side out to sea, attractive fireplace recess with electric fire and concealed chimney breast which could be opened up to provide a flue for a wood burner etc, television point, doors leading off and open access to:

Kitchen Area
10'1" x 8'5" (3.07 x 2.57)
Range of oak finish base kitchen units with work surfaces over, electric cooker point, double bowl single drainer sink unit, part tiled walls, double glazed window to rear, door to:

Rear Lobby
5'7" x 4'11" (1.70 x 1.50 (1.71 x 1.49))
Part double glazed pvc side entrance door, door to:-

Shower Room
Frosted double glazed window to side aspect, tiled shower cubicle with electric shower, low level wc, chrome electric towel rail/radiator, tiled walls, extractor fan, plumbing for a washing machine and a shaver point with light.

Bedroom 1
11'5" x 8'2" (3.48 x 2.49 (3.49 x 2.48))
Corner double glazed windows to front and side aspects allowing a sea views, wall mounted electric heater, open access to:

En-Suite Shower Room
7'3" x 5'10" (2.21 x 1.79)

Wall mounted electric shower, drainage provision for a shower tray, pedestal wash basin, low level wc, frosted double glazed window to front aspect, extractor fan. Requires some finishing on the plumbing to be fully functional.

Bedroom 2
10'5" x 10'1" (3.18 x 3.07)

Double glazed window to rear aspect, electric fuse box, wall mounted electric heater, open access to:

En-Suite Bathroom
7'2" x 5'9" (2.20 x 1.76)

White suite comprising panelled bath, low level wc, pedestal wash basin, frosted double glazed window to rear aspect. Requires some finishing on the plumbing to be fully functional.

Outside
Rear garden with timber fencing and access to a shingled driveway providing off road parking and access to the side with an external store room. To the front is a delightful sun trap garden designed to enjoy the spectacular views with a paved patio, lawn and boat which could be adapted to be used as occasional living space if required. Beyond the front garden is an open area of communal lawned grounds.

Tenure
Freehold.

Services
Mains water, electric, drainage.

Council Tax
Great Yarmouth Borough Council - Band 'A'

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
Leave Yarmouth on the A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout turn left onto the Caister Bypass, continue over the next roundabout into Jack Chase Way, continue over the next roundabout into Scratby Road, turn right into Beach Road, continue towards the end, turn left into The Promenade at Scratby Bakery, then take second right into Little Scratby Crescent, then turn immediately left and you will see the boat in the garden.

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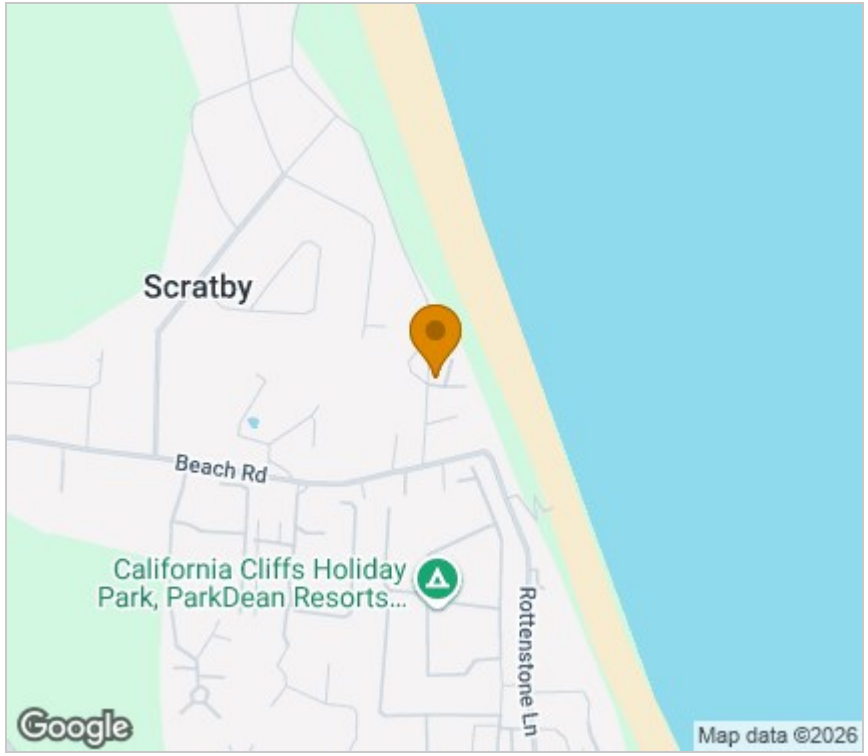
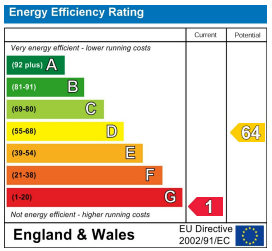
Floor Plan

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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