

**Aldreds**  
Estate Agents



60 Beach Road

Scratby, Great Yarmouth, NR29 3AJ

£250,000





## 60 Beach Road

Scratby, Great Yarmouth, NR29 3AJ

Sitting in this popular coastal village, Aldreds are delighted to offer this spacious and very well presented two bedroom cottage with garden and driveway to front. The property has most recently been used as a holiday let, however, it could also be a fantastic home all year round. Internally there is an entrance hall, lounge/diner. conservatory, kitchen and a shower room on the ground floor. On the first floor there is a landing with two bedrooms and a bathroom leading off. Oil central heating and double glazing.

### Entrance Hall

Door to front, radiator

### Lounge/Diner

17'5" x 14'3" (5.32 x 4.35)

Door to stairs to landing, radiator, double glazed doors to conservatory

### Conservatory

14'2" x 5'3" (4.33 x 1.61)

Double glazed French doors to rear garden, radiator

### Kitchen

7'5" x 6'10" (2.28 x 2.1)

Base & wall units with worktops, double glazed window to front aspect, sink with drainer, electric hob, electric oven, integrated dishwasher, integrated washing machine

### Shower Room

11'2" x 4'8" (3.41 x 1.44)

Shower in cubicle, hand basin, low level WC, opaque double glazed window to side aspect, radiator

### Landing

Double glazed window to rear aspect

### Bedroom 1

14'9" x 8'4" (4.5 x 2.56)

Double glazed window to rear aspect, radiator

### Bedroom 2

17'2" x 6'11" (5.24 x 2.13)

Double glazed window to front aspect, radiator

### Bathroom

8'7" x 5'6" (2.64 x 1.7)

Panel bath with shower over and screen, hand basin, low level WC, opaque double glazed window to side aspect, radiator







### Outside

To the front there is a driveway for a small/medium car. To the rear there is a approx. south facing decked and shingle garden with bushes & shrubs, timber shed (2.44m x 2.44m), oil tank

### Tenure

Freehold

### Services

Mains water, electricity, drainage

### Council Tax

The property is currently business rated as has been used as a holiday let

### Location

Scratby is coastal village approximately 5 miles north of Great Yarmouth. With sandy beaches 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.. California owes its name to the discovery of 16th century gold coins on the beach in 1848 at the same time as the Californian 'gold rush' was taking place in America. These lovely, quieter villages are great holiday spots bordering the sea, and ideal touring bases for Great Yarmouth, the Norfolk Broads and surrounding countryside.

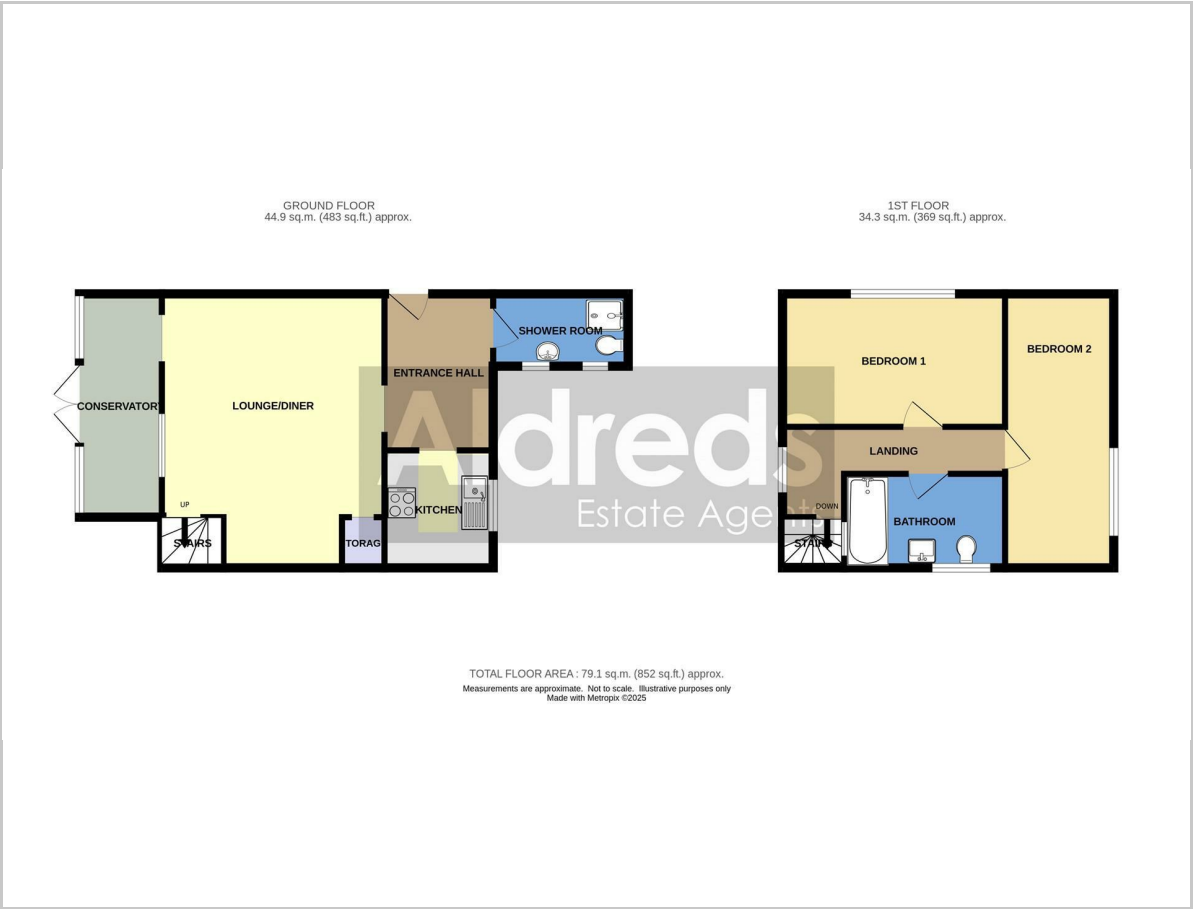
### Directions

From the Yarmouth office head north on 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 into Jack Chase Way, at the Grange Hotel roundabout take the second exit into Scratby Road, turn right at the Scratby Garden Centre into Beach Road and continue down Beach Road passing the left hand turn in to Beach Drive, where the property can be found on the right hand side.

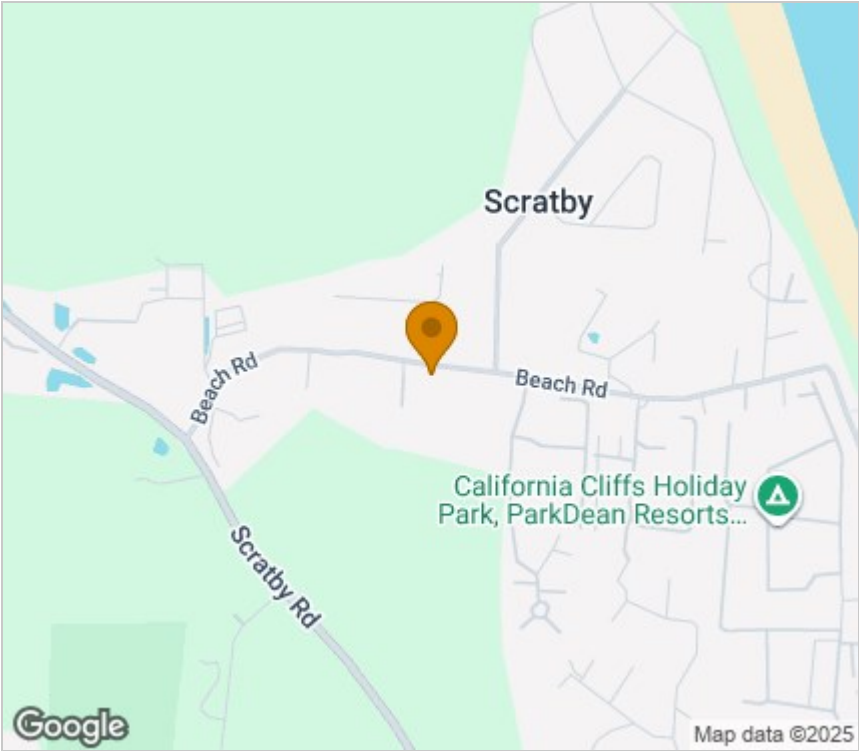
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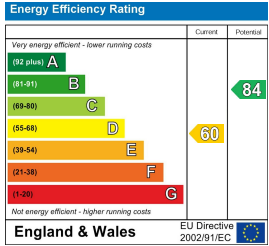
Floor Plan



Area Map



Energy Efficiency Graph



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.

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