



15 California Avenue

Scratby, Great Yarmouth, NR29 3PE

Guide Price £310,000-£315,000



# 15 California Avenue

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GUIDE PRICE £310,000 to £315,000 - Sitting on this popular private road, a short distance to the beach, Aldreds are delighted to offer this spacious three bedroom detached house sitting on a good sized plot.. On the ground floor there is an entrance porch, entrance hall, lounge, kitchen/diner, two sun rooms and a cloakroom. The first floor offers a landing, master bedroom with dressing room/nursery, two further bedrooms and a large bathroom. Oil central heating (New oil tank November 2023 and new boiler January 2024) and double glazing. Gardens to front & rear. Driveway

## Entrance Porch

Door to front, radiator, double glazed window to rear aspect

## Entrance Hall

Stairs to landing, radiator

## Cloakroom

Low level WC, hand basin, opaque double glazed window to side aspect, radiator

## Lounge

19'10" x 13'11" (6.05 x 4.25)

Feature fireplace, double glazed windows to both side aspects, two radiator, through to

## Front Sun Room

16'4" x 5'3" (5 x 1.62)

Sealed unit double glazing, stable style door to front

## Kitchen/Diner

19'10" x 11'9" (6.05 x 3.6)

Base & wall units with worktops, double glazed window to both sides, sink, plumbing for washing machine, plumbing for dishwasher,

## Rear Sun Room

20'8" x 9'2" (6.3 x 2.8)

Sealed unit double glazing, door to garden

## Landing

Double glazed window to side aspect

## Master Bedroom

19'10" max 10'0" min x 14'3" (6.05 max 3.05 min x 4.36)

Two built in wardrobes, double glazed window to front aspect, radiator, restricted sea view

## Bedroom 2

11'5" x 9'10" (3.5 x 3)

Double glazed window to rear aspect, radiator





### Bedroom 3

11'5" x 9'8" (3.5 x 2.95)

Double glazed window to rear aspect, radiator

### Bathroom

12'0" x 7'3" max 5'10" min (3.67 x 2.22 max 1.8 min)

Panel whirlpool bath, shower in cubicle, hand basin, low level WC, opaque double glazed window to front aspect, radiator, part tiled walls

### Outside

Driveway. To the front there is a lawned garden. The rear garden is a good size and mainly laid to lawn, decked patio, concrete patio, oil tank, greenhouse, timber shed

### Tenure

Freehold

### Services

Mains water, electricity, drainage

### Council Tax

Band C

### 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.

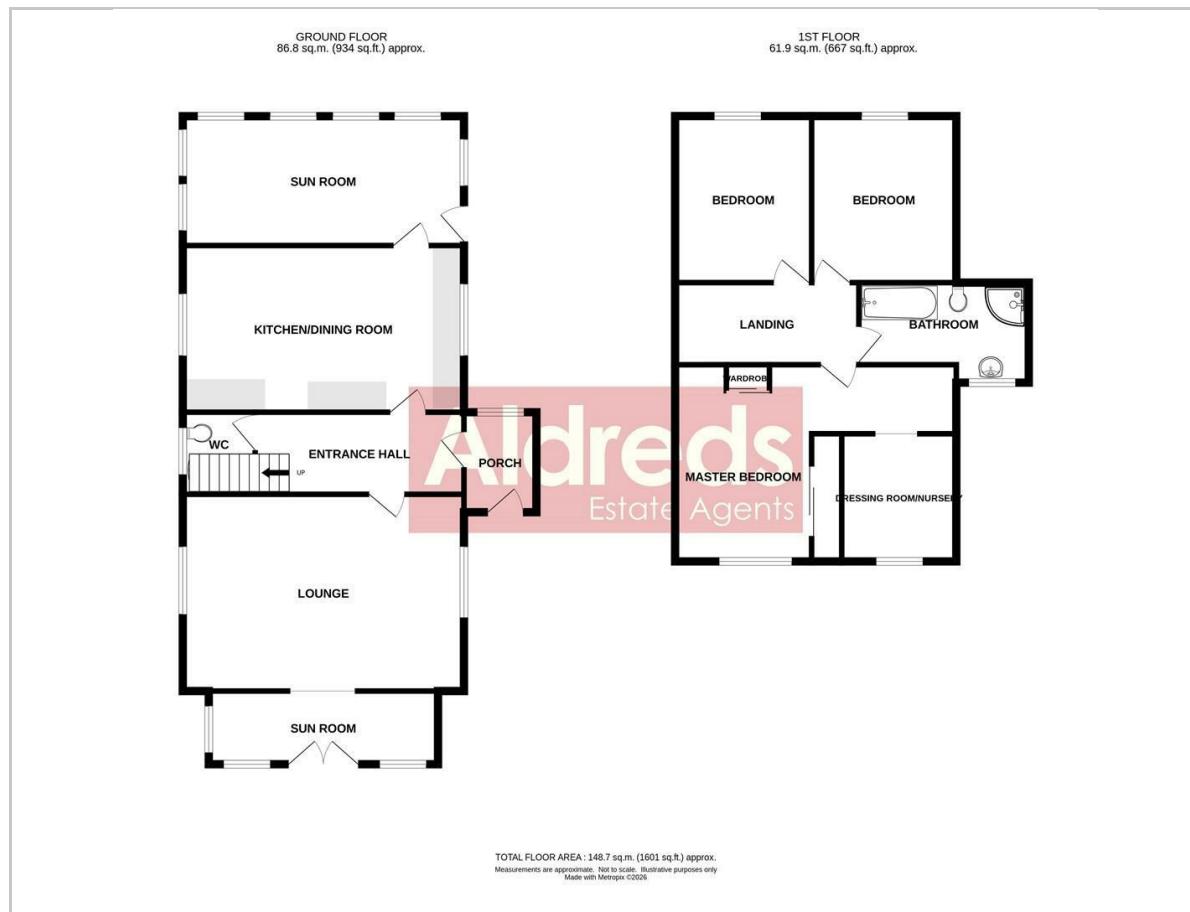
### Directions

From Beach Road Scratby turn left into Beach Drive, continue towards the end, turn right into California Avenue, the property is on the right

Ref Y12601/01/26



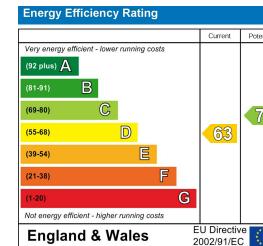
## Floor Plan



## 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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17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ

Tel: 01493 844891 Email: [yarmouth@aldreds.co.uk](mailto:yarmouth@aldreds.co.uk) <https://www.aldreds.co.uk/>

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Directors: Mark Duffield B.Sc. FRICS, Dan Crawley MNAEA Paul Lambert MNAEA